



Elsworthy Road, London, NW3

Offers Over £600,000 *Leasehold*

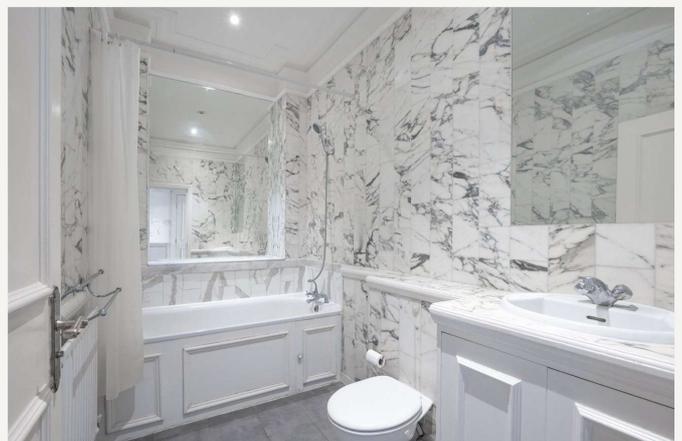


Cash buyers only. An exceptionally well-located two-bedroom, one-bathroom first floor flat set within a well-maintained period building on the highly sought-after Elsworth Road, NW3.

The property comprises a bright reception room, two well-proportioned bedrooms, and a family bathroom.

Excellent transport links are nearby, with Chalk Farm (Northern Line) and Swiss Cottage (Jubilee Line) both within approximately 0.5 miles, providing easy access to the West End and the City.

Offered chain-free, the property is held on a leasehold interest with approximately 50 years unexpired.



Winkworth Belsize Park

020 7483 7604 | belsizepark@winkworth.co.uk

Winkworth

for every step...



KEY FEATURES

- Two Double Bedrooms
- Family Bathroom
- Fully Fitted Kitchen
- Reception Room



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 29/09/2076

Service Charge: £2,200 per annum

Ground Rent: £600 Annually (subject to increase)

Council Tax Band: E

EPC rating: D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

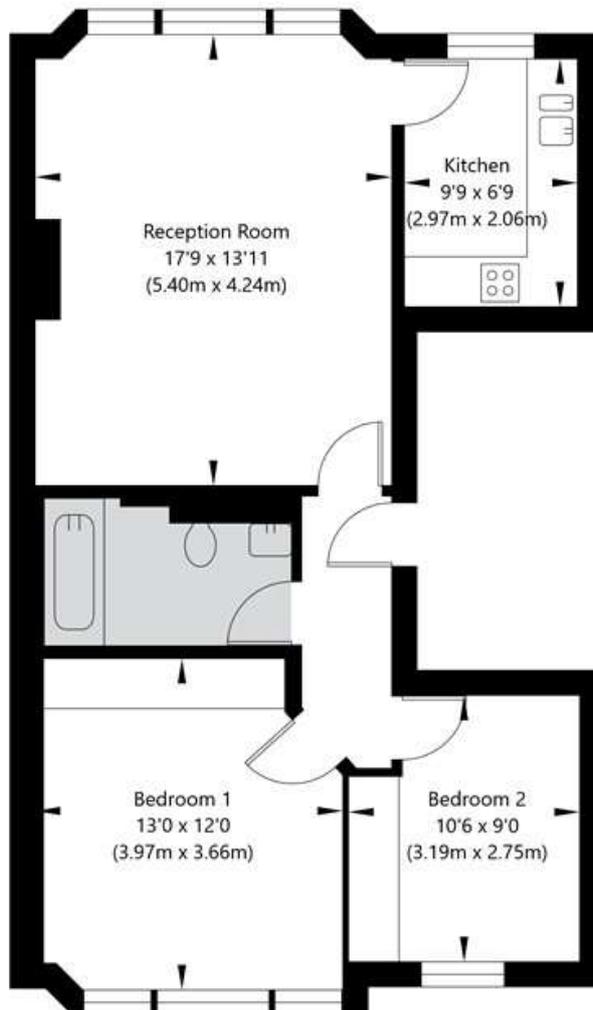
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD120901>

Elsworthy Road, Primrose Hill, London NW3 3DL

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 61.6 SQ M / 663 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 61.6 SQ M / 663 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMBERSHOREPIX.CO.UK

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Winkworth Belsize Park

020 7483 7604 | belsizepark@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.