



ELSWORTHY COURT, LONDON, NW3 OIEO **£750,000** SHARE OF FREEHOLD

Centrally located to Primrose Hill open space is this two-bedroom, two - reception apartment set on the first floor of a lovely low rise 1930's mansion block with a lift.

The property offers 945 sq. ft of lateral space with the benefit of a spacious living room opening to the dining room with wood flooring, large separate kitchen and a family bathroom.

Elsworthy Court is ideally located in the heart of Primrose Hill, approximately 0.8 miles from Swiss Cottage station (Jubilee Line), and around 0.7 miles from Belsize Park station (Northern Line). There are also benefits from a range of cafes, restaurants, and boutique shops of Regent's Park Road.

Two Bedrooms | Family Bathroom | Reception | Dining Room | Kitchen | Passenger Lift | Share of Freehold

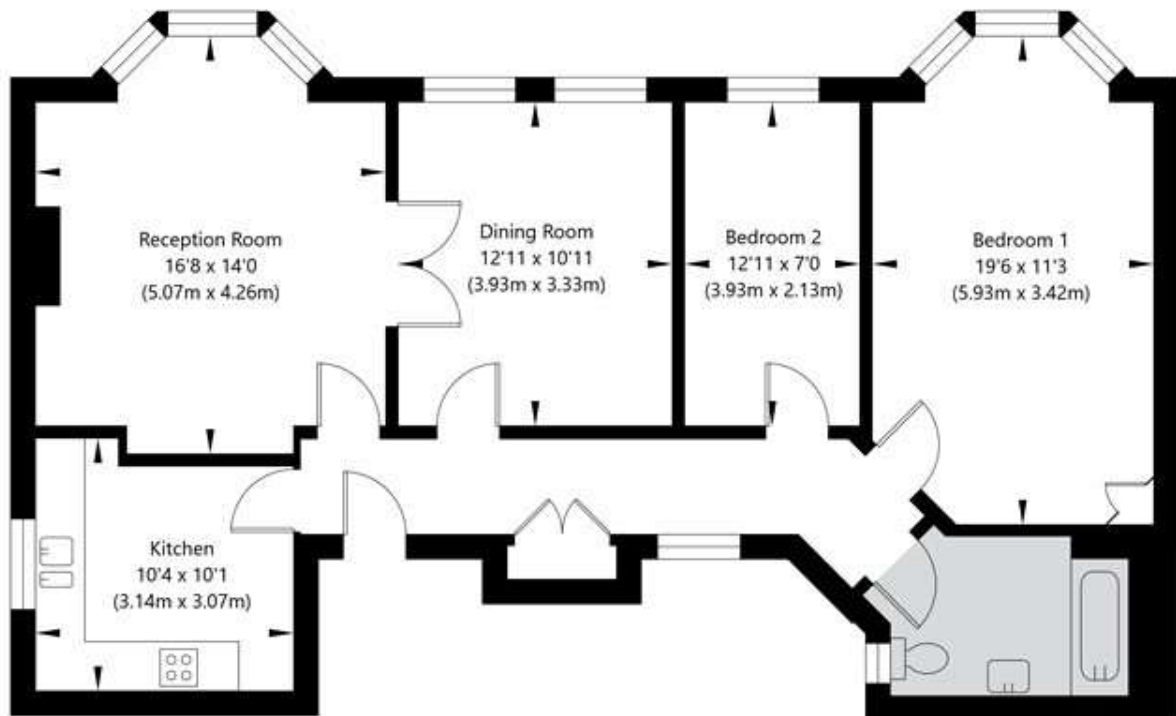
Winkworth

for every step...



Elsworthy Court, Elsworthy Road, London NW3 3DU

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 87.84 SQ M / 945 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 87.84 SQ M / 945 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: Expires - 12/08/3024

Service Charge: £6,000 per annum

Ground Rent: £100 Annually (subject to increase)

Council Tax Band: E

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.

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