



## Elsworthy Road, Primrose Hill, London, NW3

A three bedroom, two bathroom apartment situated on the ground floor of this sought after modern purpose built block backing directly onto Primrose Hill Park. The apartment benefits from a large kitchen/breakfast room and a generous reception room with triple doors leading directly onto a magnificent 40ft private patio and manicured communal gardens.

In addition, this modern apartment block provides a day porter, two passenger lifts and secure underground parking for 2 cars and a store room.

The apartment is exceptionally well located and is within short walking distance to all of the shops, restaurants & boutiques of Primrose Hill, Endlands Lane & St John's Wood. Including multiple transport links in close proximity.

### ACCOMMODATION

- RECEPTION ROOM
- KITCHEN/BREAKFASTS ROOM
- PRINCIPAL BEDROOMS SUITE
- FURTHER 1/2 BEDROOMS
- MAIN BATHROOM
- PRIVATE PATIO
- MANICURED COMMUNAL GARDENS
- 2 UNDERGROUND PARKING SPACES
- STORE ROOM
- PORTERAGE
- LONG LEASEHOLD

**Long Leasehold**

**Price: £2,495,000 Subject to Contract**

www.bargets.co.uk

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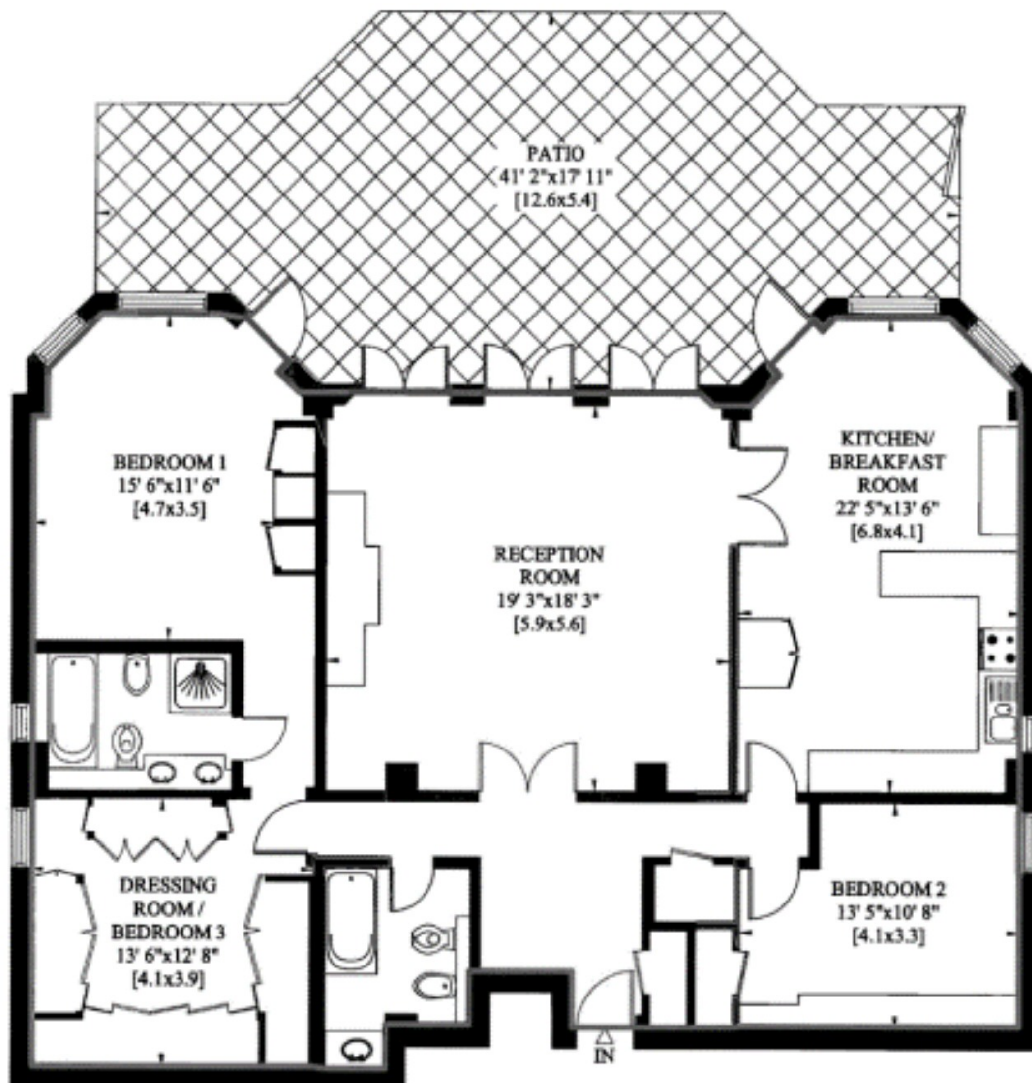


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Gross Internal Area: 140 Sq. metres  
1505 Sq. feet



**GROUND FLOOR**  
(NOT TO SCALE)