



ELSWORTHY ROAD

PRIMROSE HILL

LONDON

EXCEPTIONALLY SPACIOUS & BRIGHT ENTERTAINING RECEPTION AREA



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## AN ELEGANT AND SOPHISTICATED PROPERTY

A substantial immaculately presented, recently refurbished detached residence in this sought after leafy turning moments from Primrose Hill, that backs directly on to stunning communal gardens.

This imposing house has been built to the highest of specifications that offer exceptional contemporary space, ideal for entertaining and stylish family living while complemented by a breathtaking and extensive leisure complex complete with an indoor pool, spa, sauna, steam room and gym.

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### LOCATION

Elsworthy Road is situated directly opposite Primrose Hill Park and is within walking distance of St Johns Wood High Street & Primrose Hill Village, with its wide selection of bespoke shops, boutiques, restaurants and street cafés, whilst within easy reach of transport links to the City and the West End.



## ACCOMMODATION

- | Principal Bedroom with His and Hers Bathrooms and Large Dressing Room
- | Five Further Bedrooms (all En-Suite)
- | Entrance Hall
- | Drawing Room
- | Dining Room
- | Kitchen
- | Morning Room
- | Cinema Room
- | Playroom
- | Games Room
- | Gym
- | Basement
- | Guest Bedroom with Lounge and En-Suite Bathroom

## AMENITIES

- | Swimming Pool with Bar
- | Spa
- | SteamRoom
- | Klafs Sauna
- | Changing Room
- | Pool
- | Storage
- | Plant Room
- | Two Lightwells
- | Utility Room
- | Wine Cellar
- | Landscaped Rear and Front Gardens
- | Gated Off Street
- | Parking for Three Cars
- | Direct Access to Communal Garden.



## SPECIFICATIONS

- | Remotely Controlled Electric Vehicle and Pedestrian Gates
- | Intruder and Fire Alarms with Red Care
- | CCTV
- | Crestron Lighting
- | Comfort Cooling Throughout
- | Poggenpohl Kitchen with Gaggenau Appliances
- | Audio/Video Streaming Throughout
- | Integrated TV's
- | Electric Blinds
- | Utility Room with Miele Appliances.





## AMAZING ENTERTAINMENT & RECREATION SPACE



BASEMENT

LOWER GROUND FLOOR

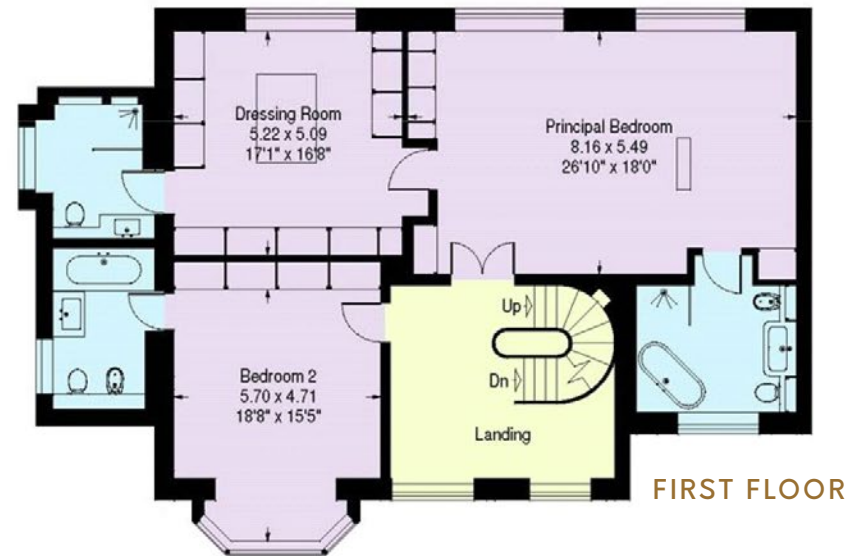
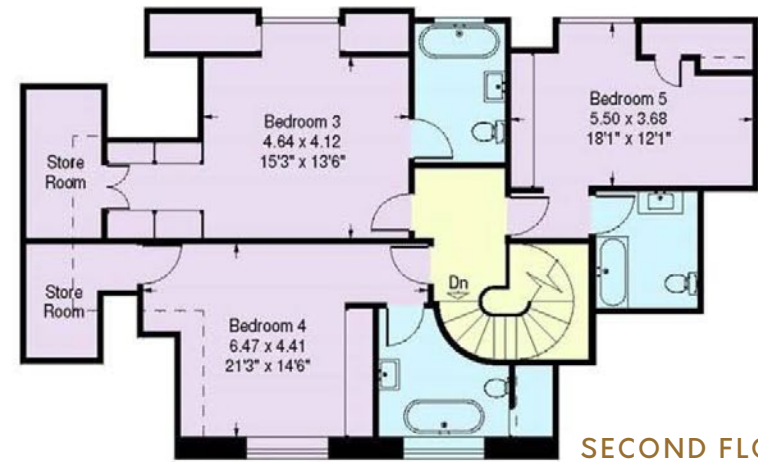


## GROSS INTERNAL AREA (TOTAL)

888.8 sq m / 9,567 sq ft

(Including reduced height area, below 1.5m, denoted with dashed line)

Reduced height area: 18.5 sq m / 199 sq ft



## TERMS

Tenure: Freehold | Price: £20,000 Per Week, Subject to Contract

Local Authority: London Borough of Camden | EPC Rating: C | Sole Agent

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The agents have no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. August 2020.



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