



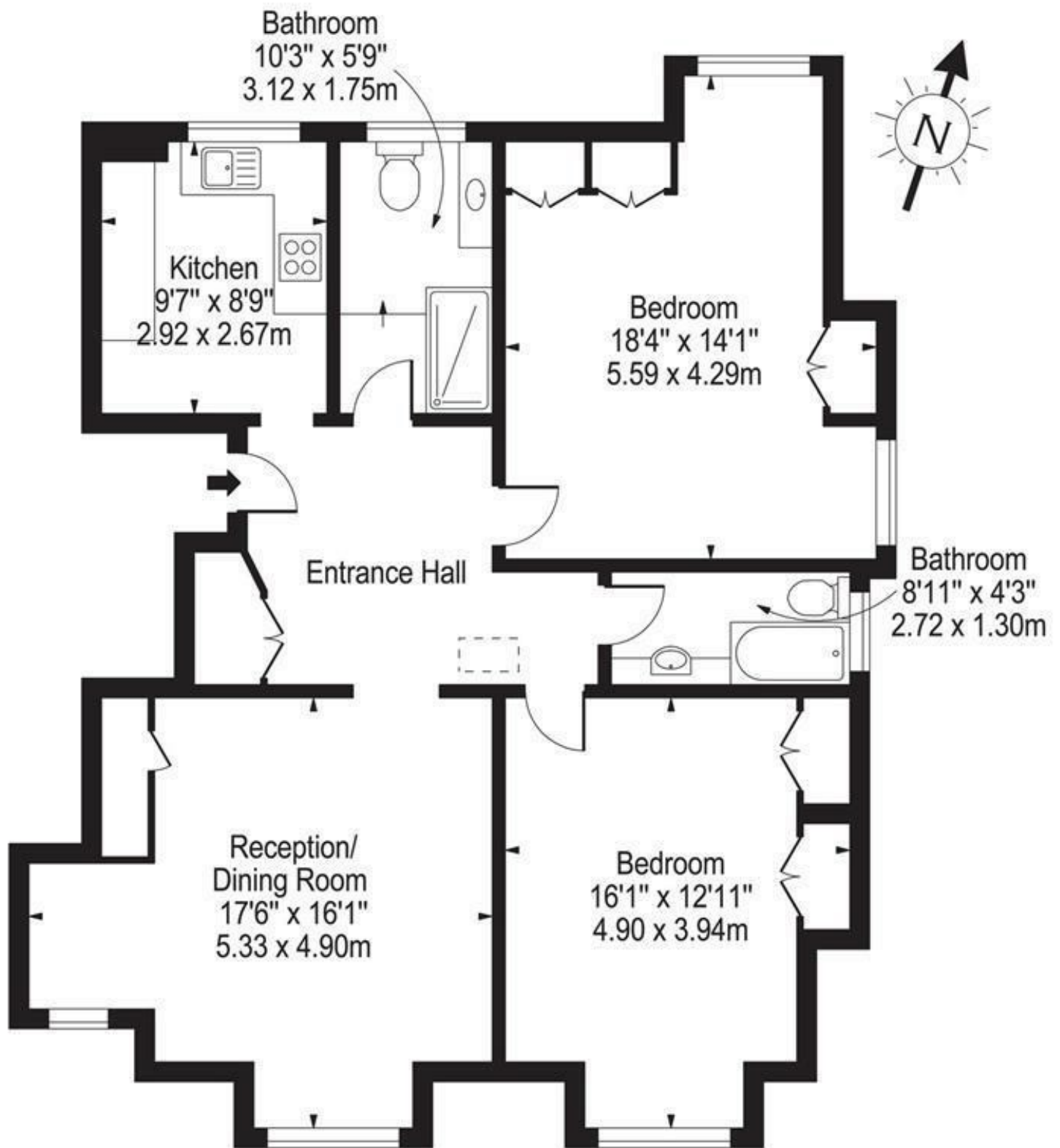
## Elsworthy Road, Primrose Hill, NW3 £2,950 Per Month Furnished

Accessed via a private entrance and flooded with natural light this picturesque home offers a rare rental opportunity backing into Primrose Hill.

The property is situated on the second floor and comprises a bright and spacious reception room, a separate fully fitted kitchen, two double bedrooms, a bathroom, shower room and ample storage, all in excellent condition.

Located in this enviable spot, the house is situated only a short stroll from Primrose Hill Village and it's wide selection of bespoke shops, boutiques, restaurants and cafés whilst within easy reach of transport links to the City and West End. St John's Wood High Street is 0.9 miles with the Underground Station being 0.6 miles away.





Second Floor

Approx. Gross Internal Area      **978 Sq Ft - 90.86 Sq M**

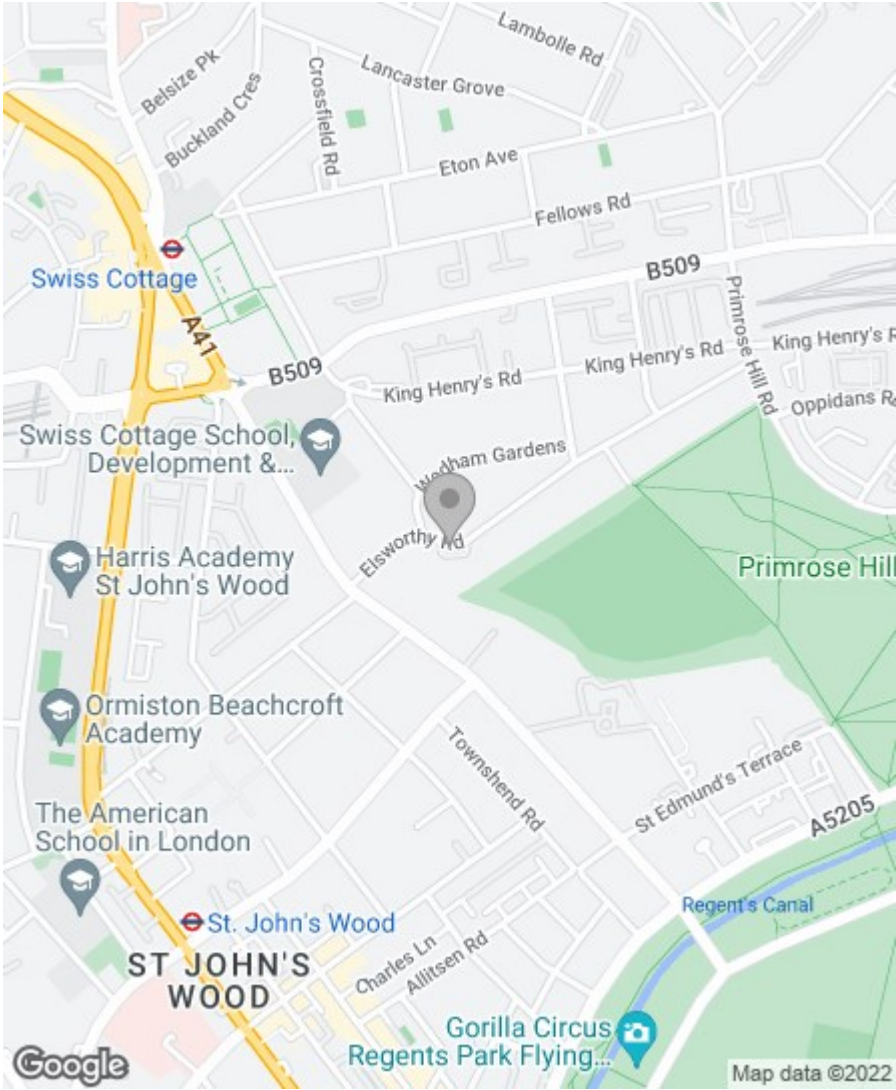


Property Overview

Location	Primrose Hill, NW3
Price	£2,950 Per Month
Bedrooms	2
Bathrooms	2
Receptions	1
Council	Camden
Tax Band	G
Furnishing	Furnished

Key Features

- Private Cul-De-Sac
- 2 Bedrooms
- 2 Bathroom
- Reception Room
- Separate Kitchen
- Close to Primrose Hill
- Great Location
- Close to Transport Links



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	48	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales

EU Directive  
2002/91/EC



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).