

**35 ELSWORTHY ROAD
PRIMROSE HILL
LONDON
NW3 3BT**

Guide price £25,000,000

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A rare opportunity to purchase a detached double-fronted property backing onto and overlooking Primrose Hill Park. The property provides circa 7,000 sq ft / 645 sq m of accommodation on three floors only and features elegant reception rooms with high ceilings and original features.

The building, which is in need of updating, was built circa 1904 and currently arranged as two apartments and is set behind a carriage driveway which provides parking for 8 or so cars. The beautiful rear garden, which is over 100 ft / 30 m long has a gate leading directly onto Primrose Hill Park.

Tenancy Information

Property Redress Scheme - PRS

Client Money Protection Scheme - Propertymark

Holding Deposit - 1 week's rent; and/or

Deposit - 5 weeks' rent / 6 weeks' rent in the case of rental over £50,000 pa

Payments to other third parties - eg Council Tax, utilities, communications services

Default Charges - eg payments for the replacement of lost keys or interest on overdue rent

Tenancy Transaction Charges - eg requests to vary or assign the tenancy

8 Wellington Road, St John's Wood, London, NW8 9SP

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