

**49A ELSWORTHY ROAD  
PRIMROSE HILL  
LONDON  
NW3 3BS**

**£550 Per week**

AR  
**ARLINGTON**  
RESIDENTIAL

**020 7722 3322**  
arlingtonresidential.com



A recently refurbished 2 bed / 2 bath apartment (approx. 1,070 sq.ft. / 99.4 sq.m.) located on the lower ground floor in a period conversion located moments from Primrose Hill Park and the shopping & transport amenities of Swiss Cottage (Jubilee line).

- 2 Bedrooms
- 2 Bathrooms
- Large Reception Room
- Separate Kitchen
- Camden Council Tax Band G
- EPC rating E
- Unfurnished

---

**Tenancy Information**

Property Redress Scheme - PRS

Client Money Protection Scheme - Propertymark

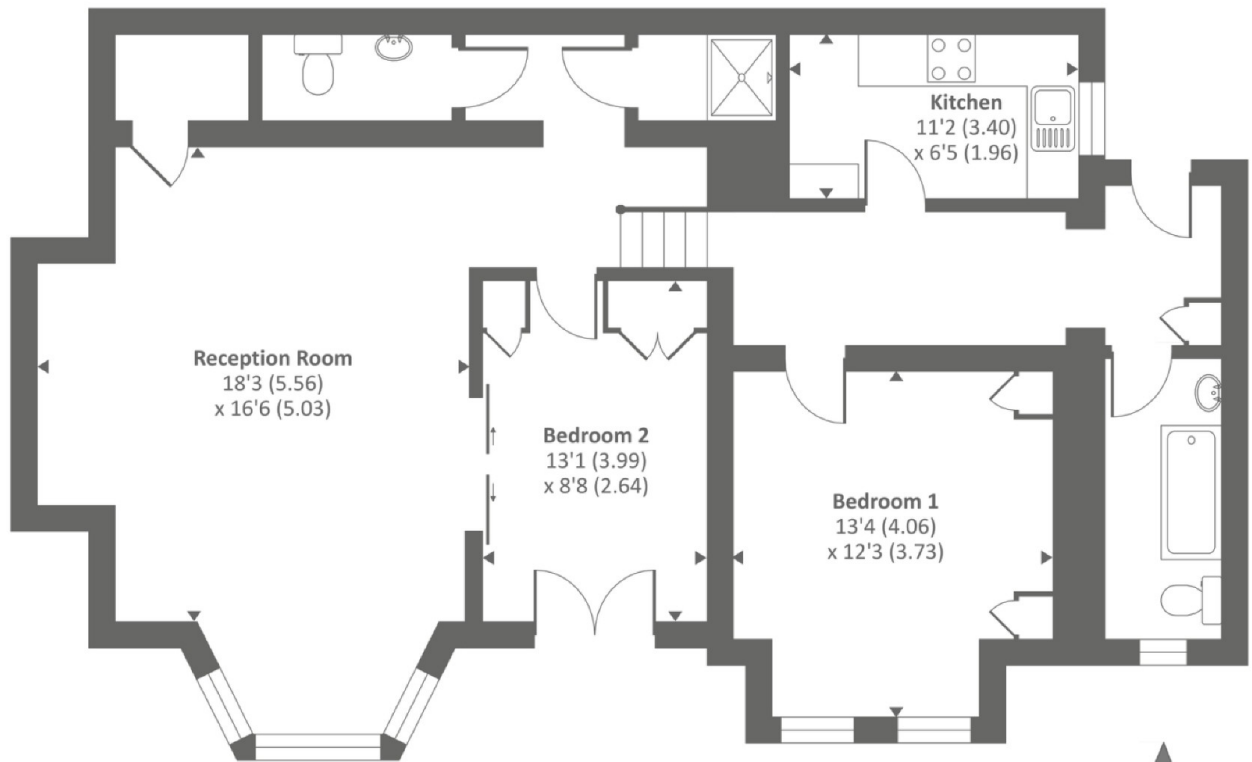
Holding Deposit - 1 week's rent; and/or

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

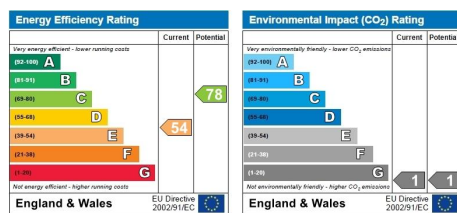
Tenancy Transaction Charges - eg requests to vary or assign the tenancy



Lower Ground floor



Approx. gross internal floor area 1030 SQFT / 95.6 SQM  
 Approx. gross external floor area 1184 SQFT / 109.9 SQM  
 Copyright nichecom.co.uk 2019 Produced for Chancellors REF : 558325



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

THESE PARTICULARS ARE ISSUED FOR GUIDANCE ONLY, THEY ARE INTENDED TO GIVE A FAIR OVERALL DESCRIPTION OF THE PROPERTY AND NOT CONSTITUTE A WARRANTY OF ANY KIND OR TO BE AN OFFER OR CONTRACT IN WHOLE OR IN PART. NOTHING IN THESE PARTICULARS SHALL BE DEEMED TO CONSTITUTE A REPRESENTATION THAT THE PROPERTY IS IN GOOD STRUCTURAL CONDITION NOR THAT ANY SERVICES, APPLIANCES, EQUIPMENT OR FACILITIES ARE IN GOOD WORKING ORDER, NOTWITHSTANDING, THAT ALL INFORMATION CONTAINED IN THESE PARTICULARS, BOTH IN THE TEXT AND IN ANY PLANS AND PHOTOGRAPHS IS GIVEN IN GOOD FAITH, INTENDING PURCHASERS SHOULD MAKE THEIR OWN ENQUIRIES AS TO THE ACCURACY OF ALL MATTERS UPON WHICH THEY INTEND TO RELY. MEASUREMENTS ARE GIVEN FOR GUIDANCE ONLY AND MUST BE VERIFIED BY THE PURCHASER.