



THE  
**Elsworthy**  
COLLECTION

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**The Duplex Apartment**

—  
*20 Elsworthy Road, NW3 3DJ*

**Agents**

Savills St. John's Wood  
& Regent's Park

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020 3043 3600

[savills.co.uk](http://savills.co.uk)



**ASTONCHASE**

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## The Elsworthy Collection

**Our wish, as Beaubridge, in association with the Sunley Group, was to develop a collection of apartments and a trophy house that would stand shoulder to shoulder with the best developments in prime Central London.**

Key for us was to produce a specification and standard of finish that we ourselves would want to buy, a product that was bespoke and interesting and that made the best use of light, interior and exterior spaces. The appointment at an early stage of Finkernagel Ross as our Architect & Interior Designer, helped us to ensure this vision - their insight and skill has enabled the development to be up to date with Contemporary Living, with the best use of materials; stone, wood, tiling underfloor heating, environmentally friendly photo voltaics, sound and heat insulation, lighting, comfort cooling and data and audio visual communication.

We believe that as a team we have created a very special Collection, that not only 'tips a hat' to the Arts and Craft Heritage of the local streetscape, but also produced a focused development of extremely well designed and specified properties for the future.

*Jonathan Seal*

*Jonathan Seal - Beaubridge Limited*

## An extraordinary and unique development of six newly constructed homes, built in an Arts & Craft style.

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### **18 Elsworthy Road - Single Family Residence – SOLD**

Main Entrance Hall, Study (or Dining Room), Cloakroom, Boot Room/Utility Area, Drawing Room, Double volume Sitting Room Kitchen and Dining Area, Playroom and Recreational Room, Principal Bedroom, 2x Dressing Rooms, Master Bathroom, 5 further Bedrooms and ensuite bath or shower rooms, upstairs laundry, a Lift to all floors, Front and back Gardens, a 2 Bay Garage, Chesney working gas fireplaces throughout, Comfort Cooling and underfloor heating, Lutron Lighting and in house management Crestron System. **SOLD**

### **20 Elsworthy Road - Ground & Garden Maisonette with private entrance, front and rear gardens and secure garage parking for one car – 295.9 SQM (3185 SQF); not including external plant rooms– 9 SQM (97 SQF)**

Drawing Room, Study, large entrance hall leading to helical staircase, Cloakroom, Sitting Room, Bar, large kitchen and dining area, Principal Bedroom, Dressing Room, Master Bathroom, 4 Bedrooms with ensuite shower rooms, large storage room, utility area and plant room, Chesney working gas fireplaces to main reception rooms, Front Garden and rear Terrace, Garage, Comfort Cooling and underfloor heating, Lutron lighting and in house management Crestron System. Porcelain tiles in the bathrooms.

### **17a Elsworthy Rise - First floor lateral apartment – 109 SQM (1173 SQF)**

Entrance Hall, Double Reception Room and open plan Kitchen, Principal Bedroom, Dressing Room, ensuite Shower Room, 2nd Bedroom, 3rd Bedroom, Bathroom, Chesney working gas fireplace, Comfort Cooling throughout. Porcelain tiles in the bathrooms, carpets in Bedrooms.

### **17b Elsworthy Rise - Second floor one bedroom apartment – 50.7 SQM (546 SQF)**

Entrance Hall, Reception Room and open plan Kitchen, Bedroom and Bathroom, Porcelain tiles in the bathroom, carpets in Bedroom. Underfloor heating.

### **17c Elsworthy Rise - Second floor one bedroom apartment – 56.9 SQM (612 SQF)**

Entrance Hall, Reception Room and open plan Kitchen, Bedroom and Bathroom, Porcelain tiles in the bathroom, carpets in Bedroom. Underfloor heating.

### **15 Elsworthy Rise - First floor lateral apartment – 57.5 SQM (618.9 SQF) SOLD**

Own street Entrance (shared with 20 Elsworthy Road), Reception Room, Kitchen, 2 Bedrooms, Bathroom. Porcelain tiles in the bathroom. Underfloor heating. **SOLD**





design  
anthology



# The Local Area

20 Elsworthy Road



*The property is located within walking distance of Primrose Hill park and shops. The nearest tube stations are Chalk Farm and Swiss Cottage, both within walking distance of the Elsworthy Collection.*

**Primrose Hill itself is 215 feet high and offers a view of central London, as well as Hampstead and Belsize Park. It's one of the most exclusive and expensive residential areas in London and is home to many prominent residents.**

The area prides itself on having no restaurant, or shop chains and has the feeling more of a local village, with local retailers thriving alongside the variety of local pubs and restaurants. Primrose Hill is a food lovers paradise, with delis, boutique restaurants, a small, family run supermarket and a farmer's market held in the neighbourhood every Saturday.


It has always been one of the more fashionable districts of London and remains exclusive and prosperous. There are seven English Heritage blue plaques in Primrose Hill commemorating the historic personalities that have lived there.

The Elsworthy collection is your chance to add your name to the eminent list of resident's past and present that have been astute enough to make Primrose Hill their home.

- 5 minute stroll to Primrose Hill park & shops
- 10 minute walk to Swiss Cottage & Chalf Farm
- Direct tube lines into central London
- Situated in one of the most picturesque neighbourhoods in London
- An abundance of boutiques, deli's and restaurants in Primrose Village
- Panoramic views of London from Primrose Hill



PRIMROSE HILL

- 1 — PRIMROSE HILL
- 2 — REGENTS PARK
- 3 — SWISS COTTAGE 
- 4 — SOUTH HAMPSTEAD 
- 5 — ST JOHN'S WOOD 
- 6 — PRIMROSE HILL PARK
- 7 — LONDON ZOO
- 8 — CHALK FARM
- 9 — ABBEY ROAD
- 10 — REGENTS CANAL















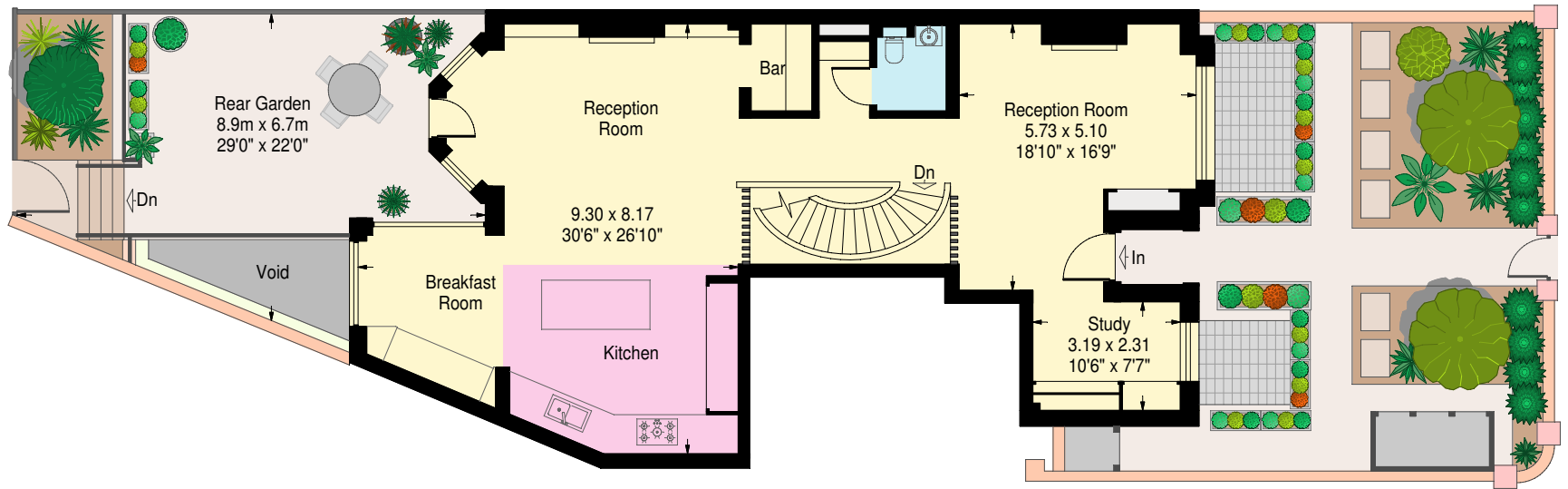


*'With your own entrance from Elsworthy Road, front garden and rear terrace, as well as your own Garage and Store Room, this apartment feels like an independent low built and spacious 4 bed roomed house'*



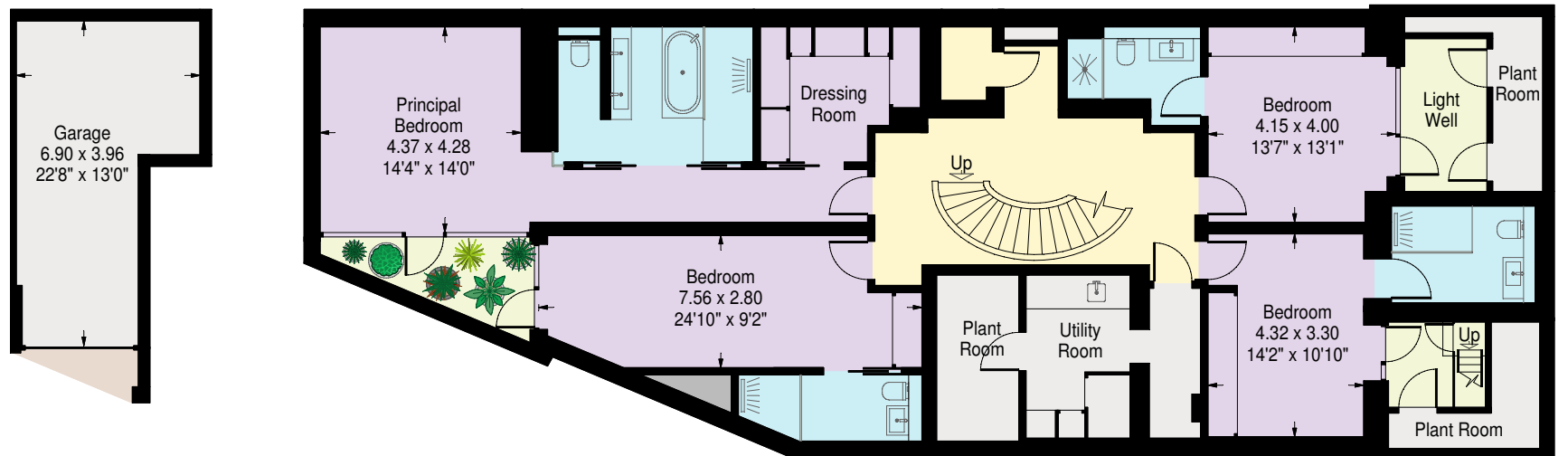
**GROUND FLOOR**

Maisonette GIA: 295.9 SQM (3185 SQF)



**LOWER GROUND FLOOR**

Maisonette GIA: 295.9 SQM (3185 SQF)



# Specifications

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# The Elsworthy Collection

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## FLOORING & FINISHES

Engineered Oak veneer flooring throughout, except wet areas  
Satin Stainless-steel door furniture  
Tiled floors to bathroom and en-suites  
Walls and ceilings in Dulux Trade  
Diamond Matt emulsion

## SECURITY & FIRE

Smoke and heat detectors throughout  
Intruder alarm system throughout

## WARDROBES & JOINERY

Bespoke designed full height joinery and fitted wardrobes in most rooms

## LIGHTING

Recessed trim less downlights, dimmable  
Surface mounted round downlights, dimmable  
Supply for feature pendant and wall lights  
Lutron lighting control throughout

## HEATING & COOLING

Thermostatically controlled wet and electric underfloor heating  
Comfort cooling in most rooms, fitted within bespoke joinery  
Ventilation in bathrooms and WC

## ELECTRICAL

13amp sockets throughout  
Solar panels on the roof  
Future supply for window blinds

## TELEPHONE, DATA SYSTEMS & AUDIO VISUAL

Data points for telephone and other connections throughout  
HDMI and TV outlets throughout  
Pre-wired for the later addition of ceiling speakers in main rooms, including bedrooms and bathrooms

## PRIVATE AMENITY SPACES

Rear courtyard with decorative white gravel  
Front lightwells with decorative white gravel  
Gated front garden with integrated lighting and planters  
Rear terrace at ground floor level with paved floor

## UTILITY ROOM

Miele high quality appliances – dishwasher, tumble dryer, washing machine and fridge-freezer  
Bespoke fitted joinery with worktop, splashback, Franke sink and Franke mixer tap

## ARCHITECTURAL FEATURES

Feature helical stair and glass floors allowing natural light into the lower levels  
Future provision for lift  
Future provision for kitchenette in one bedroom  
External rain water butt, green roof and bug hotels.

## KITCHEN

Bespoke timber veneer laminate doors  
Franke Minerva Helix 3 in 1 kettle tap  
Neolith worktops & splashbacks  
Gaggenau oven, pop-up extractor, hob and warming drawer  
Liebherr integrated fridge freezer and below counter wine refrigerator  
Miele integrated dishwasher  
Integrated under sink recycling bins  
Feature picture ledge with continuous LED lighting  
Large Chesneys fireplace  
Bespoke bar with glass shelves, mirror wall, joinery with timber veneer doors, and integrated Liebherr fridge

## BATHROOMS & EN-SUITES

Wall hung WC with soft closing seat and dual flush button  
Acrylic contemporary cantilevered basins  
Wall mounted Dornbracht basin mixers in contemporary finishes  
Overhead shower head with arm  
Handheld shower

3-way shower diverter and thermostatic mixer  
Frameless shower screens  
Electric towel radiators in contemporary finishes  
Shaver sockets  
Bespoke medicine cabinets & storage

## MASTER BEDROOM SUITE

Lower ground floor master suite to include private courtyard  
En-suite with freestanding bath and double walk-in shower  
Double stone basin with large mirror  
Feature walls of slabs of herringbone stone  
Fitted bespoke timber veneer dressing room with vanity table

## ENTRANCE HALL

Spacious entrance hall with copious amounts of storage  
Feature curved stair and slatted timber screen  
Large Chesneys stone fireplace

## GARAGE GIA: 21.5 SQM (231 SQF)

Garage for one car with automated door  
Equipped with sockets  
Place for storage

**Tenure;** Leasehold 999 years with share of freehold

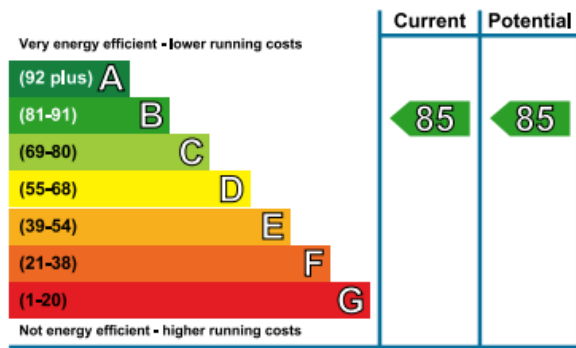
**Service Charge;** Estimated at £5,500 p.a

**Council Tax;** £3125 p.a



## Energy Efficiency Chart

20 Elsworthy Road



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Architect & Interior Design

FINKERNAGEL ROSS

[finkernagelross.com](http://finkernagelross.com)

Photography by Tony Murray [tonymurrayphotography.co.uk](http://tonymurrayphotography.co.uk)

## Developers



[beaubridge.com](http://beaubridge.com)



[sunley.co.uk](http://sunley.co.uk)



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