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69-71 PARK ROAD
LONDON NW1 6XU
020 7724 4724



BELMONT STREET
CAMDEN
LONDON, NW1

£2,900 PER WEEK
SUBJECT TO CONTRACT

PRINCIPAL AGENT

A newly constructed mid terrace house (271 sq m/ 2917 sq ft) benefitting from four bedrooms, all with en-suite bathrooms, and three private outside spaces. Uniquely refurbished to an exceptional standard throughout to include air conditioning to all bedrooms, underfloor heating throughout and bespoke ironworking both internally and externally, the house is ready for immediate occupation.

Belmont Street is well located in the heart of Camden, within close proximity to Chalk Farm Underground Station (Northern Line) and the open spaces of Primrose Hill.

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ACCOMMODATION

- Principal Bedroom with an En-suite Bathroom
- Three further bedrooms
- Two further Shower Rooms (en-suite)
- Bathroom (en-suite)
- Reception room
- Media room
- Fully Fitted Kitchen Open Plan to Dining Room and Informal Reception Room
- Guest WC

AMENITIES

- Two balconies
- Terrace
- Residents permit parking
- Air conditioning to all bedrooms
- Underfloor heating throughout
- Cat 6 wiring throughout
- Pre wired for satellite/ terrestrial TV
- Scavolini kitchen with Bora and Miele appliances
- Duravit Phillippe Starck bathrooms
- Residents permit parking

COUNCIL TAX

Camden (Band H)

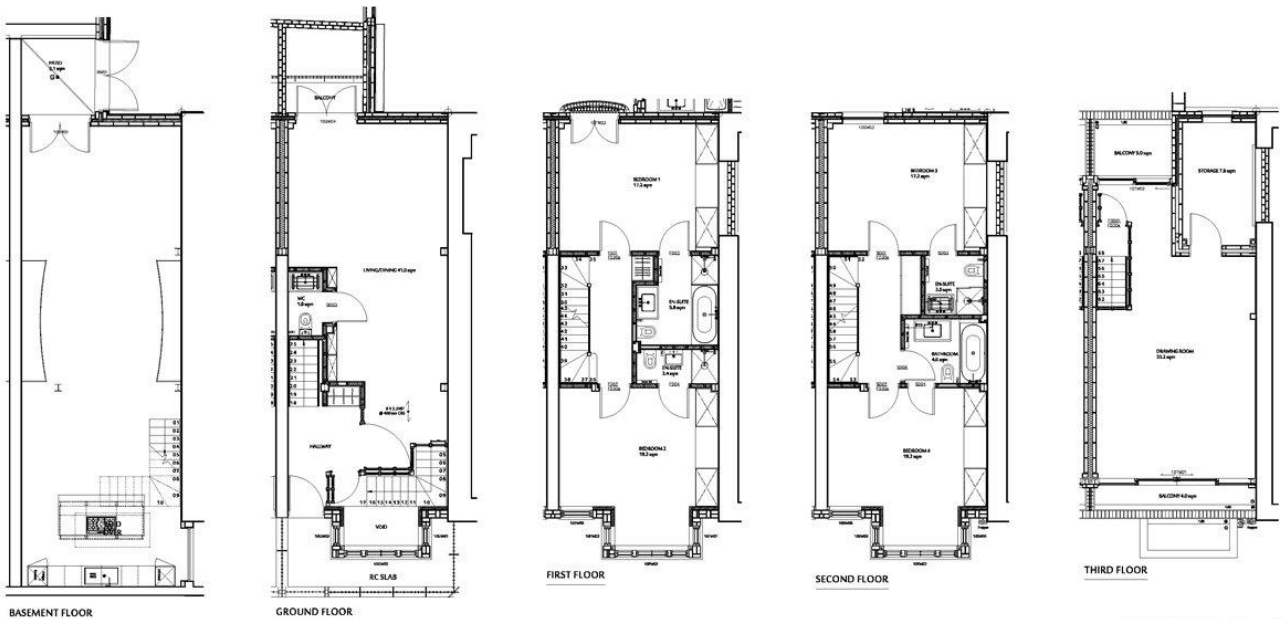
EPC RATING:

B

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BASEMENT FLOOR: 65.2 sqm / 702 sqft
GROUND FLOOR: 56.7 sqm / 610 sqft
FIRST FLOOR: 56.5 sqm / 608 sqft
SECOND FLOOR: 56.5 sqm / 608 sqft
THIRD FLOOR: 36.1 sqm / 389 sqft
Total: 271.0 sqm / 2917 sqft

10a Belmont St - NW1 8HH

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.