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



BELSIZE PARK
BELSIZE PARK
LONDON, NW3

SHARE OF FREEHOLD
ASKING PRICE £3,350,000
SUBJECT TO CONTRACT

JOINT SOLE AGENT

PROPERTY VIDEO AVAILABLE

A beautifully renovated and interior designed garden level and basement apartment (210 sq m/2,268 sq ft) set within a stucco fronted development built in 2015 within the heart of Belsize Park.

The apartment, which benefits from a private rear garden is finished to a high specification throughout with Miele appliances and features a fully integrated cinema room with surround sound. The property further benefits from underfloor heating and air conditioning throughout, control 4 system controlling heating, cooling, lighting, AV and a Banham alarm with police monitoring and CCTV.

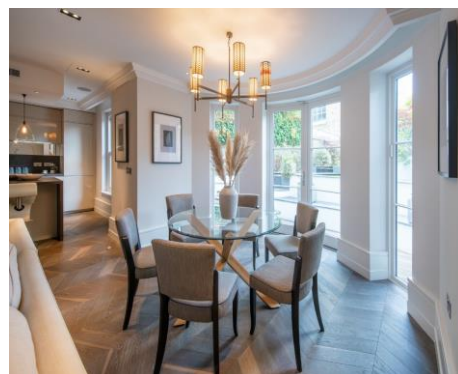
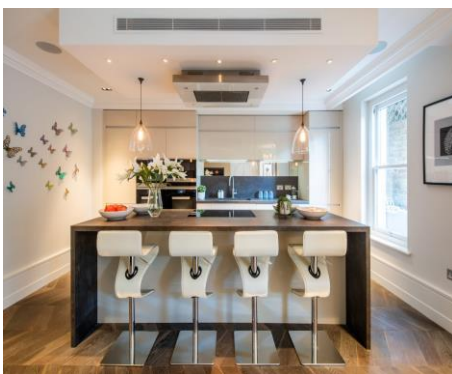
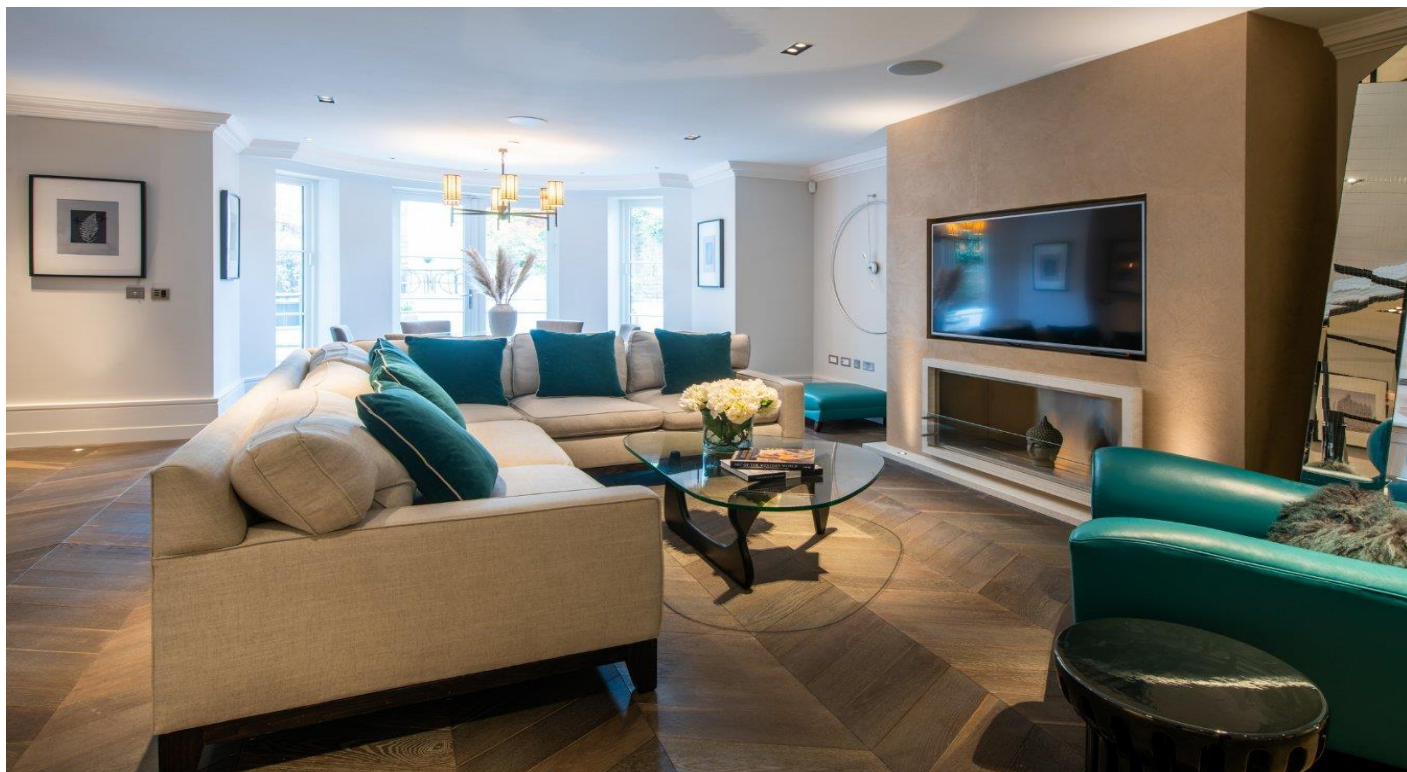
In addition, the apartment is sold with the benefit of two demised parking spaces, one secure underground parking space and one surface parking space.

Belsize Park is well located for all of the amenities of Belsize Park Village, Swiss Cottage Underground Station (Jubilee Line) and the open spaces of Primrose Hill.

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ACCOMMODATION

- Principal Bedroom with En-Suite Bathroom & Dressing Room
- Bedroom Two
- Two Further Shower Rooms (One En-Suite)
- Fully Fitted Kitchen
- Reception Room (Semi-Open Plan to Kitchen)
- Cinema Room
- Home Office Area
- Utility Room

AMENITIES

- Secure Underground Parking for One Car
- Additional Surface Space Parking for One Car
- Private Rear Garden

COUNCIL TAX

Camden (Band G)

EPC RATING:

D

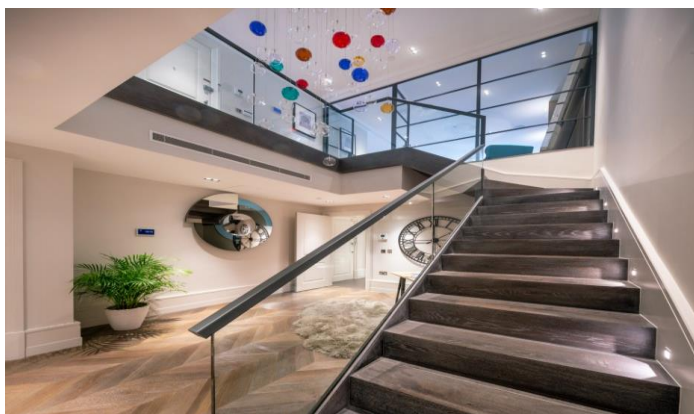
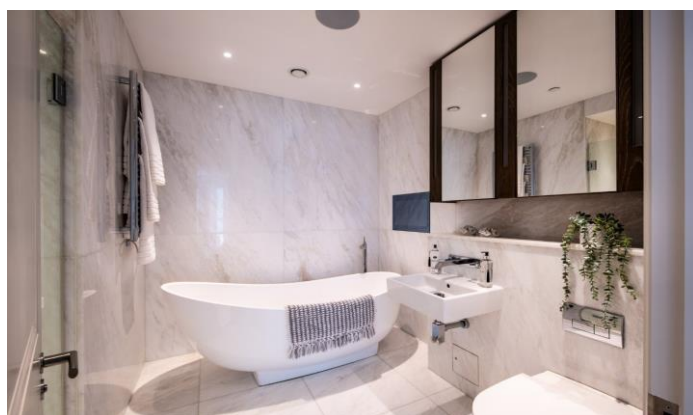
IMPORTANT NOTICE

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.

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The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright of FeaturePRO.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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