



BELSIZE PARK GARDENS

Belsize Park
London
NW3

Guide Price
£1,750,000

Sole Agent

A truly rare opportunity to acquire this lateral apartment (149.20 sq m/1,606 sq ft) situated on Belsize Park Gardens, a quiet and leafy residential street in the heart of Belsize Village. The apartment spans the entire second floor of an impressive double fronted detached white stucco building. Further attributes include; high ceilings, original period features, an abundance of natural light front to back with incredible volume. The apartment requires some updating, possible alterations, and accommodation includes; impressive entrance hall, beautiful south facing reception room which is three windows wide, principal bedroom with dressing room, two further bedrooms, one large family bathroom, guest cloakroom and separate kitchen.

ASTON CHASE

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Subject To Contract

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Leasehold 952 Years

Service Charge Approximately:
£3,800 P/A

The apartment offers an incoming purchaser a perfect opportunity to create a home to their own specification.

Situated on Belsize Park Gardens which is ideally located for all the amenities of Belsize Village, England's Lane, Haverstock Hill and is within walking distance of Primrose Hill. It is conveniently located only a short walk from Swiss Cottage Underground Station (Jubilee Line), Belsize Park and Hampstead Underground stations (Northern Line) and Hampstead Heath Overground station.



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ACCOMMODATION

- Principal bedroom with dressing room
- Impressive grand entrance hall with dining area
- Two further bedrooms
- Large family bathroom
- Guest cloakroom
- Fully fitted kitchen

FEATURES:

- High ceilings
- Original period features
- Large sash windows
- Resident permit parking
- Architecturally converted period villa

COUNCIL TAX: G

EPC RATING: C



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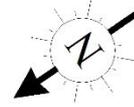
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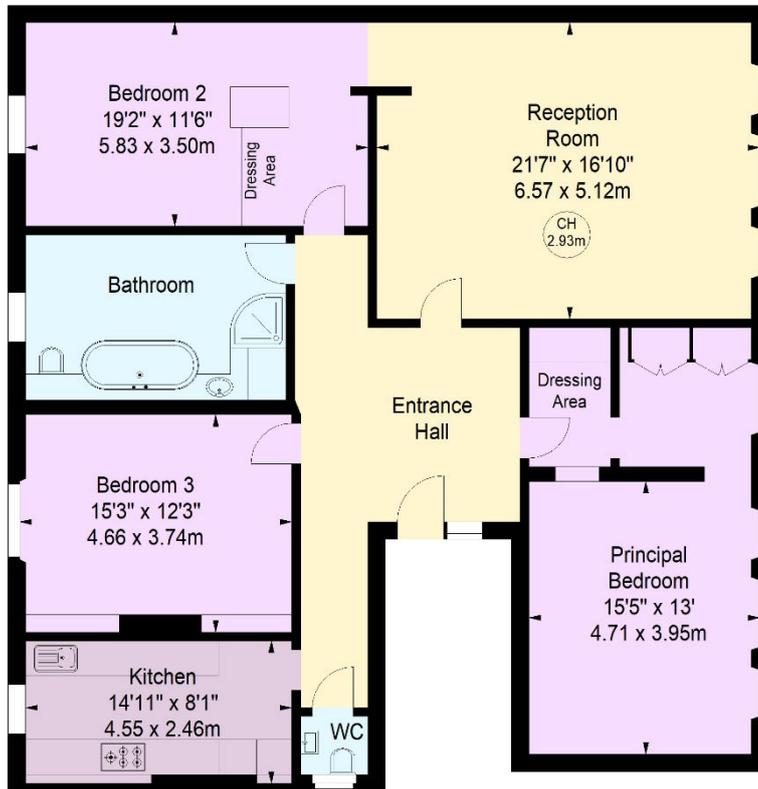
Belsize Park Gardens, NW3

Approximate gross internal area

1606 sq ft / 149.20 sq m



Key :
CH - Ceiling Height



Second Floor

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.

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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	
Not energy efficient - higher running costs	(1-20)	G	
			84
		73	
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.