

ASTONCHASE

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



GLENMORE ROAD
BELSIZE PARK
LONDON
NW3

FREEHOLD
GUIDE PRICE £3,995,000
SUBJECT TO CONTRACT

SOLE AGENT

An exceptional six bedroom mid-terraced Victorian family home (277.12 sq m/2,983 sq ft) situated in this popular tree lined road. The existing owners have comprehensively refurbished the property to a high standard throughout incorporating numerous contemporary features whilst retaining the original character of the house.

Located just off of Haverstock Hill within moments of the eclectic shops, cafes and restaurants of Belsize Park, the property is also within easy reach of both Hampstead Heath & Primrose Hill and benefits from the connectivity afforded by Belsize Park Underground Station (Northern Line) and Swiss Cottage Underground Station (Jubilee Line).

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ACCOMMODATION

- Principal Bedroom with En-Suite Bathroom
- Five Further
- Bedrooms
- 2 Family Bathrooms
- Double Reception Room,
- Kitchen/Diner
- Utility Room
- Guest Cloakroom

AMENITIES

- South East Facing Rear Garden
- 31ft Cellar Providing Extensive Storage
- Partial

COUNCIL TAX

Camden (Band G)

EPC RATING:

E

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.



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		68
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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