



Belsize Park Gardens, Belsize Park, NW3

Guide Price: £600,000

 Benham
& Reeves

Belsize Park Gardens, Belsize Park, NW3

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

An extremely spacious (approximately 641 sq. ft.) apartment arranged over the second floor of a well maintained semi-detached stucco fronted Victorian house in one of Belsize Park's most sought after roads. The flat offers generous room sizes throughout and offers the incoming purchaser the opportunity to refurbish and modernise to their own taste. The property retains original features including ceiling coving, picture rails and high skirting boards. There could also be the possibility to convert the flat into a 2 bedroom, subject to obtaining the necessary consents.

Belsize Park Gardens is an extremely popular road which runs from Belsize Village to England's Lane, so is very well placed for the shops and restaurants at both locations in addition to the additional facilities in Belsize Park with its Northern line station.





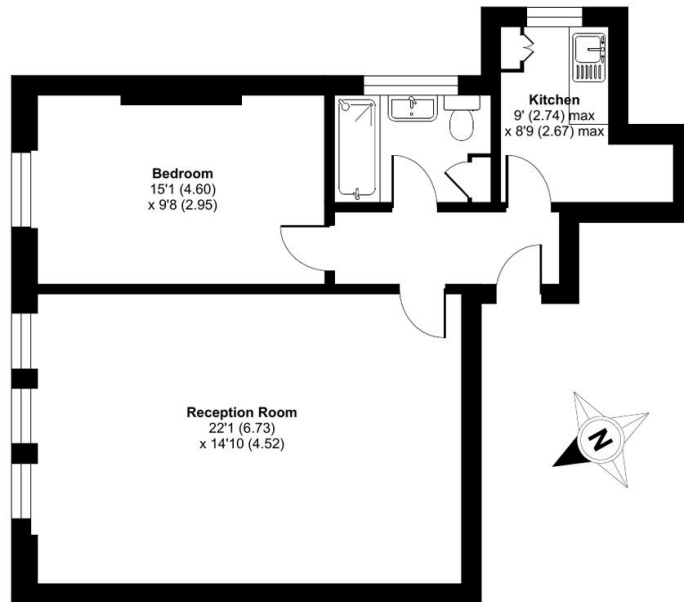
Property Features:

- 22' Reception Room
- 15' Bedroom
- Separate Kitchen
- Bathroom
- Residents Parking Zone
- Chain Free



Belsize Park Gardens, London, NW3

Approximate Area = 641 sq ft / 59.5 sq m
For identification only - Not to scale



SECOND FLOOR

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Guide Price:	£600,000
Tenure:	Leasehold Expires 26/06/2149 Approximately 124 Years Remaining
Service Charge:	£1,619.93 (per annum)

Viewings:

All viewings are by appointment only through our Hampstead Office.

Our reference: HAM240084

T: 020 7435 9681

E: hampstead.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

