



# Belsize Avenue, Belsize Park, NW3

Asking Price: £750,000

 Benham  
& Reeves

# Belsize Avenue, Belsize Park, NW3

 2 Bedroom (s)  1 Bathroom (s)  Leasehold

An unmodernised apartment arranged over the first floor of a highly regarded purpose built portered block. The flat offers spacious, (880 sq.ft.) well planned lateral accommodation and provides the incoming purchaser with the opportunity to create a fine home. The block is very well maintained and features a well tended communal garden and off-street parking on a first come, first served basis.

Hillfield Court is well positioned for easy access to the local shopping and restaurant facilities in nearby Belsize Village and Belsize Park, the pavement cafes of South End Green, with easy access to the heath and the further amenities available at Finchley Road and Swiss Cottage. The train stations at Belsize Park (Northern line, Zone 2) Hampstead Heath (Overground) and Swiss Cottage (Jubilee line, Zone 2) are all within 1/2 a mile.





## Property Features:

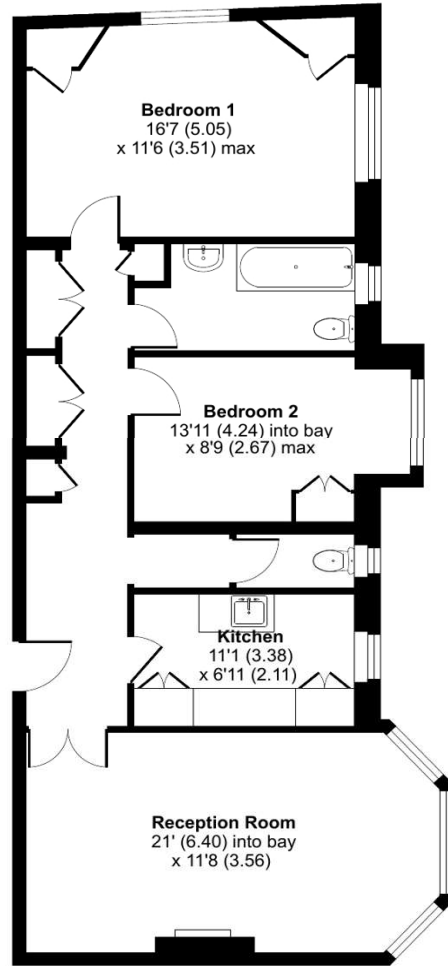
- 2 Double Bedrooms
- Bathroom
- Reception Room
- Kitchen
- Lift Access
- Porter
- Unmodernised
- Chain Free
- Residents Parking Zone





## Belsize Avenue, London, NW3

Approximate Area = 880 sq ft / 81.7 sq m  
For identification only - Not to scale



FIRST FLOOR

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## Terms & Conditions:

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

Asking Price:	£750,000
Tenure:	Leasehold Expires 24/12/2196 Approximately 173 Years Remaining
Service Charge:	£9,356 approx. (per annum) 2023

## Viewings:

All viewings are by appointment only through our Hampstead Office.

Our reference: HAM230103

T: 020 7435 9681

E: [hampstead.sales@benhams.com](mailto:hampstead.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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