



Haverstock Hill, Belsize Park, NW3

Guide Price: £1,300,000

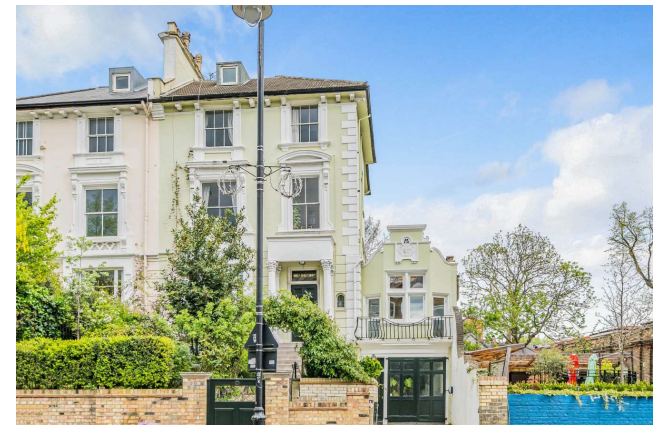
Haverstock Hill, Belsize Park, NW3

 2 Bedroom (s)  1 Bathroom (s)  Share of Freehold

An absolutely charming two bedroom raised ground floor lateral apartment comprising 1,105 sqft / 102.7 sqm with a wonderful 25 ft / 7.7m roof terrace located in sought-after Belsize Park.

On the market for the first time in approximately 50 years, this superb property enjoys an abundance of period features including high-ceilings and cornicing throughout most of the apartment together with wooden flooring. The stunning west-facing 25 ft / 7.7m kitchen/diner has an amazing and almost floor to ceiling length bay-window with doors leading onto a balcony and a spectacular roof-light window. The magnificent 21 ft / 6.4 m reception room with feature fire-place also benefits from an impressive and almost floor to ceiling length windows. In addition, the principal bedroom has period wood panelling, decorative lead-lined windows set within French doors leading onto an ornate balcony and a beautiful fireplace with William De Morgan tiling. Further benefits include plenty of storage within the apartment and a separate lockable storage area.

Set in a leafy position on Haverstock Hill, this marvellous apartment is in close proximity to the trendy coffee shops of England's Lane. Also nearby is Primrose Hill, Belsize village, Hampstead High Street and the vast acres of the Heath together with convenient transport links into the City, West End and Canary Wharf via Belsize Park and Swiss Cottage Underground Stations.





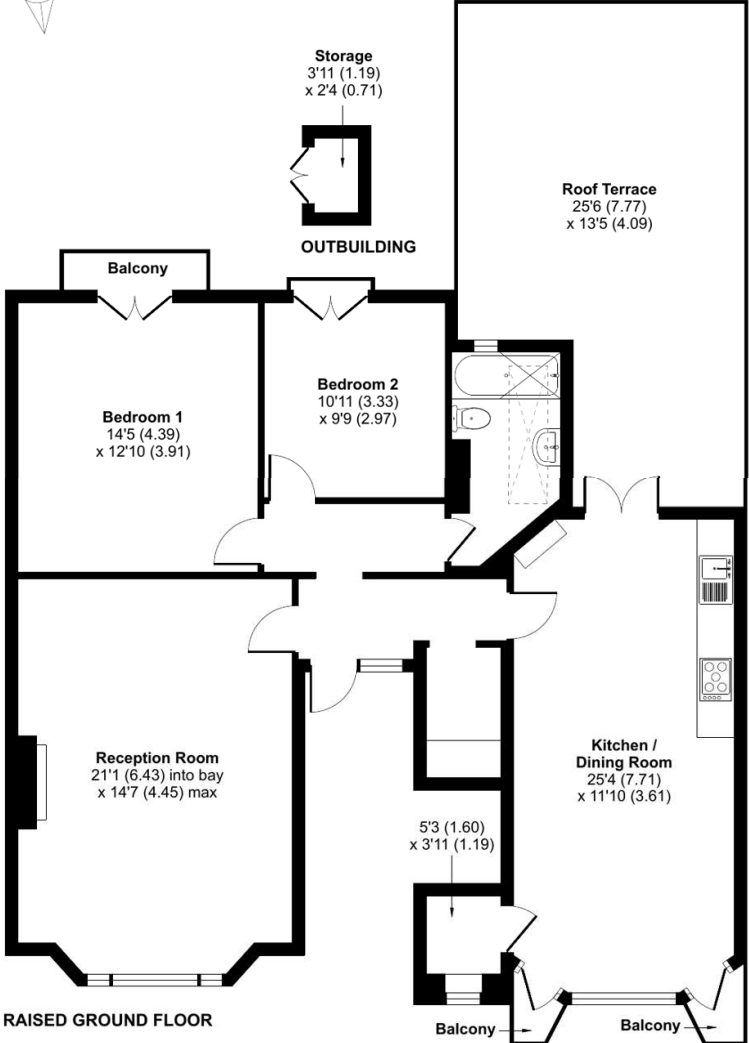
Property Features:

- Raised Ground Floor
- Period Features
- Wooden Flooring
- 2 Bedrooms
- 1,105 sqft / 102.7 sqm
- 25.4 ft / 7.71 m Kitchen/Diner
- Bathroom
- 21.1 ft / 6.43 m Reception Room
- 25.6 ft / 7.77 m Roof Terrace
- Two Balconies
- Separate Lockable Storage Area
- Share of Freehold

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Approximate Area = 1105 sq ft / 102.7 sq m
 Outbuilding = 9 sq ft / 0.8 sq m
 Total = 1114 sq ft / 103.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Benham & Reeves. REF: 1112664

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Guide Price:	£1,300,000
Tenure:	Share of Freehold Lease Expires 25/03/2980 Approximately 955 Years Remaining
Ground Rent:	Nil
Service Charge:	£1,440.88 (per annum) Sept 2023 – August 2024 £600 p/a Sinking fund

Viewings:

All viewings are by appointment only through our Hampstead Office.

Our reference: HAM240046

T: 020 7435 9681

E: hampstead.sales@benhams.com

W: www.benhams.com

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