



# Belsize Park, Belsize Park, NW3

Guide Price: £1,400,000

 Benham  
& Reeves



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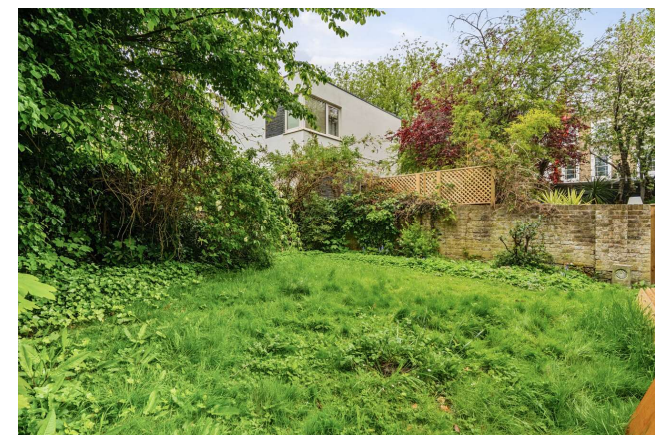
 2 Bedroom (s)  1 Bathroom (s)  Leasehold

BEST OFFERS ARE INVITED BY FRIDAY 17TH MAY 2024 AT 12.00 PM

A rarely available apartment occupying the entire raised ground floor of a substantial semi-detached stucco-fronted Victorian house, with the rare advantage of having its own private section of the rear garden.

The flat has two double bedrooms and features lots of original features including the wonderful original curved barrel door into the reception room, ceiling cornicing on the 12'6" (3.8m) ceiling, ceiling rose, high skirting boards, fireplaces and some of the original shutters. There is a wrap-around balcony off the reception room with a staircase leading to the 40' x 30' (approx.) private rear garden.

Belsize Park is well located, moments from Belsize Village with its local shops, restaurants, cafes and delicatessen. There are more comprehensive shops at Belsize Park and Swiss Cottage in addition to the Northern and Jubilee line stations.





### Property Features:

- 2 Double Bedrooms
- 31' Reception Room
- 25' Main Bedroom
- 18' Second Bedroom
- Kitchen
- Bathroom
- Private Garden
- Residents' Parking Zone

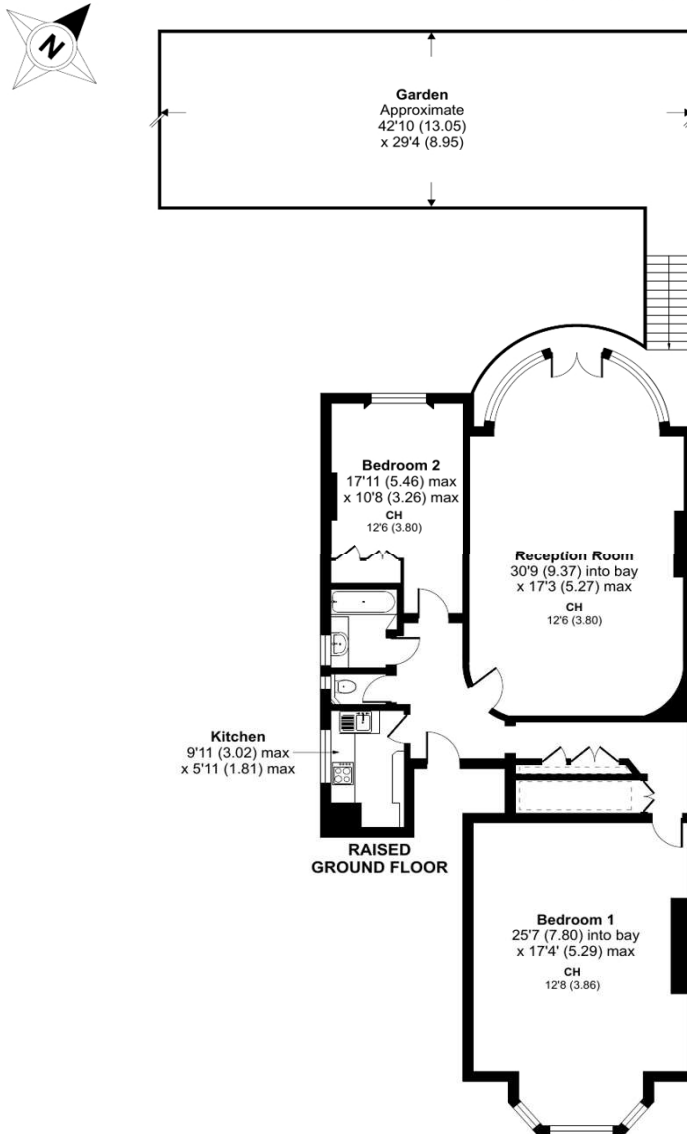




## Belsize Park, Belsize Park, NW3

Approximate Area = 1397 sq ft / 129.7 sq m

For identification only - Not to scale



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92+) <b>A</b>                              |                            |           |
| (81-91) <b>B</b>                            |                            | <b>81</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>52</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive<br>2002/91/EC |           |

## Terms & Conditions:

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

|              |  |
|--------------|--|
| Guide Price: | £1,400,000   |
| Tenure:      | Leasehold<br>Expires 20/07/2148<br>Approximately 124 Years Remaining |
| Ground Rent: | Peppercorn   |

## Viewings:

All viewings are by appointment only through our Hampstead Office.

Our reference: HAM240050

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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