



Primrose Gardens, Belsize Park, London **NW3**

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A bright three bedroom, two bathroom apartment arranged over the top two floors of a period house located in Belsize Park.

This fantastic apartment has been refurbished by the current owners and offers approximately 1,107 sq ft of internal accommodation. The entrance to the apartment is on the first floor with a utility cupboard, stairs then lead to the second floor, which comprises of a fantastic double reception room with a lounge area and eat-in modern kitchen, double bedroom and family bathroom. On the third floor are two further double bedrooms (one with a balcony) and a family bathroom. Further benefits include ample storage and a Share of the Freehold.



**Asking price:** £1,250,000

**Tenure:** Share of freehold plus leasehold, approximately 144 years remaining

**Local authority:** London Borough of Camden

**Council tax band:** E






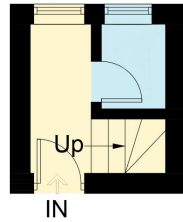


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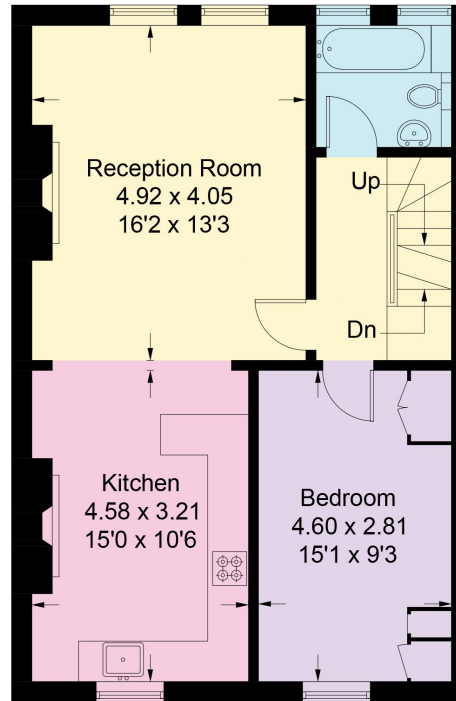
Approximate Gross Internal Area = 102.8 sq m / 1107 sq ft  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 8.3 sq m / 89 sq ft  
 Total = 111.1 sq m / 1196 sq ft



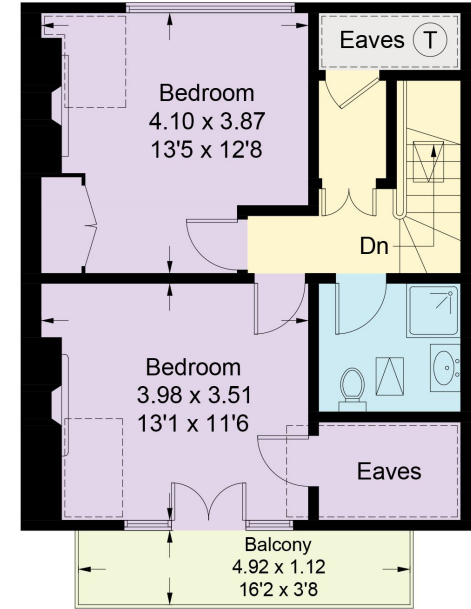
 = Reduced headroom below 1.5m / 5'0"



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**First Floor**



**Second Floor**

**Third Floor**

**Knight Frank**  
 Belsize Park  
 2C England's Ln  
 Belsize Park  
 NW3 4TG  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
**Orly Lehmann**  
 020 3815 3354  
[orly.lehmann@knightfrank.com](mailto:orly.lehmann@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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 Particulars dated February 2024. Photographs and videos dated February 2024.  
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