



Belsize Square, London NW3

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# Belsize Square, Belsize Park

## London NW3

A bright two bedroom, two bathroom apartment with a south-west facing terrace, located on the upper floors (second and third) of a stucco fronted house located in the heart of Belsize Park.

On the top floor there is a spacious reception room with direct access to the balcony with lovely views and separate fully integrated kitchen. On the floor below, there is a principal bedroom with fitted wardrobes and en-suite bathroom, second double bedroom with fitted wardrobes and family bathroom. Additional benefits include neutral interiors and ample storage throughout.



**Guide price:** £1,175,000

**Tenure:** Leasehold: approximately 98 years remaining

**Service charge:** Approximately £1,995 per annum. Please note that we have been unable to confirm the date of the next review for the service charge and ground rent. You should ensure that you or your advisors make your own inquiries

**Ground rent:** £400 per annum, reviewed every 10 years

**Local authority:** London Borough of Camden

**Council tax band:** E

## Location

Belsize Square is surrounded by local amenities in Belsize Village, England's Lane and Haverstock Hill. Swiss Cottage (Jubilee Line) is located 0.4 miles away, whilst Belsize Park Underground Station (Northern Line) is 0.6 miles away. Please note that all distances are approximate.











## Belsize Square, NW3

Approximate Gross Internal Area = 1052 sq ft / 97.70 sq m



**Second Floor**  
**Approximate Floor Area**  
**410 sq. ft**  
**(38.10 sq. m)**

**Third Floor**  
**Approximate Floor Area**  
**642 sq. ft**  
**(59.60 sq. m)**

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.

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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 July 2023. Photographs and videos dated July 2023.

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