



Belsize Park, London **NW3**

Belsize Park, London NW3

A beautifully refurbished two bedroom first floor apartment set within a white stucco fronted house located in the heart of Belsize Park with the village right on the doorstep.

This bright apartment has high ceilings, an abundance of natural light throughout and comes with a Share of the Freehold. There is a spacious reception room with a period fireplace, newly installed modern and fully integrated kitchen with breakfast bar, principal bedroom with wardrobes, second bedroom which would be a great study or nursery and family bathroom.

Further benefits include a share of the freehold, positioned to the rear of the building and potential for a balcony off the living room subject to relevant approvals.



Guide price: £1,050,000

Tenure: Share of Freehold: Approximately 948 years remaining

Service charge: £1,726. Please note that we have been unable to confirm the date of the next review for service charge and ground rent. You should ensure that you or your advisors make your own inquiries.

Local authority: London Borough of Camden

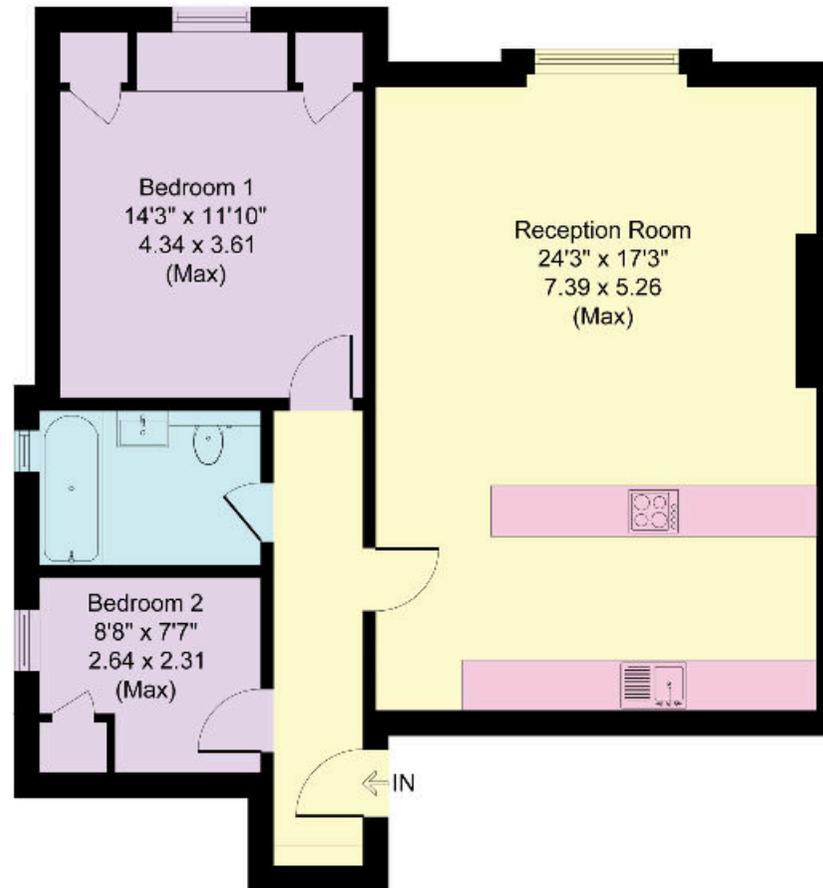
Council tax band: E





Belsize Park, NW3

Approximate Gross Internal Floor Area 72 sq m / 783 sq ft



First Floor

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.

Knight Frank
Hampstead & Belsize Park
2C England's Lane
London NW3 4TG

We would be delighted to tell you more

Dylan Brooks
0203 925 1030

[knightfrank.co.uk](https://www.knightfrank.co.uk)

dylan.brooks@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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated June 2022. Photographs and videos dated June 2022.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.