

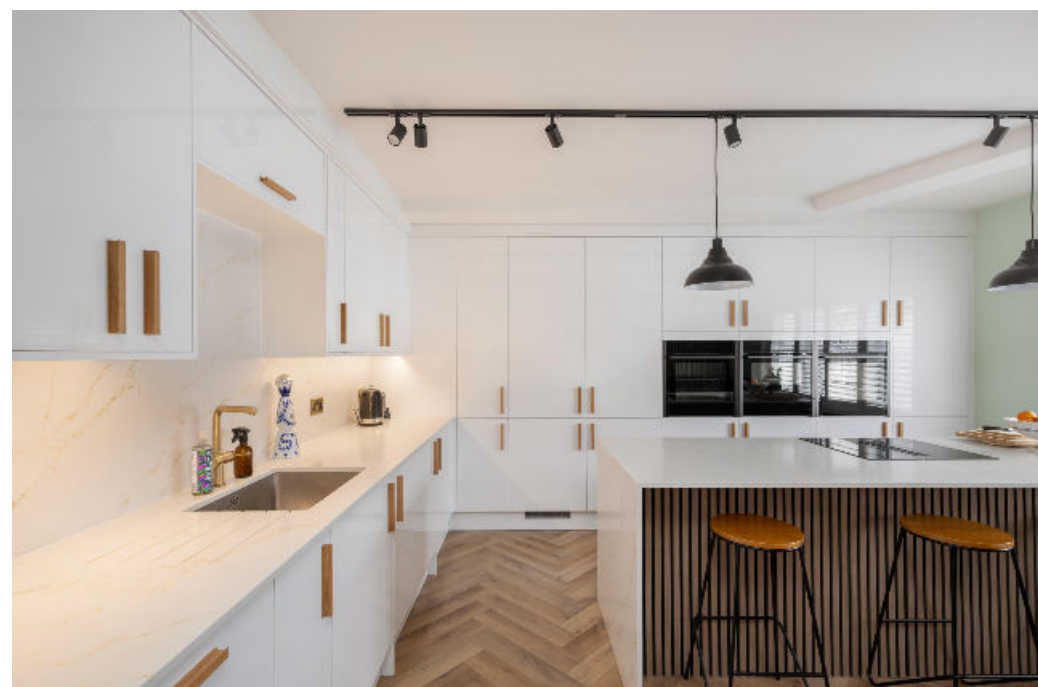


Belsize Park, London NW3

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This top-floor newly renovated duplex offers modern living in a beautiful Victorian stucco building.

Consisting of three bedrooms and three bathrooms, including two en suites, and a double-height hallway, the property gives an airy feel to all those that enter. The kitchen consists of a sleek modern island finished with marble countertops, which adds to the tasteful feel of the property. A large living room occupies the top floor, providing a great entertaining space, complemented by two south-facing balconies.



Guide price: £1,800,000

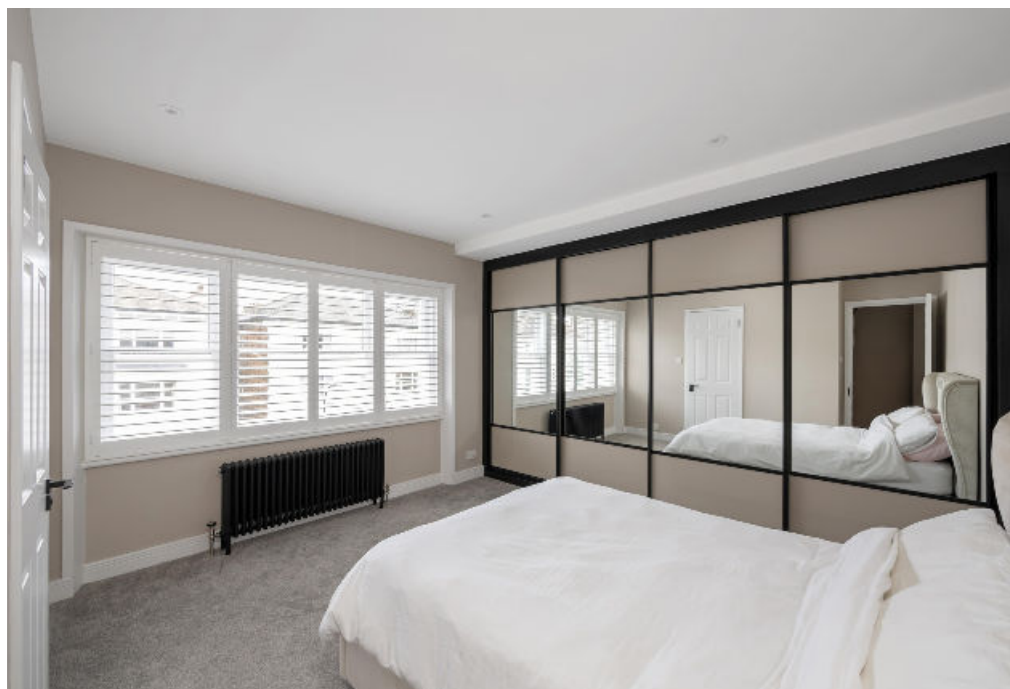
Tenure: Share of freehold plus leasehold, approximately 950 years remaining

Service charge: £3,800 per annum. 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



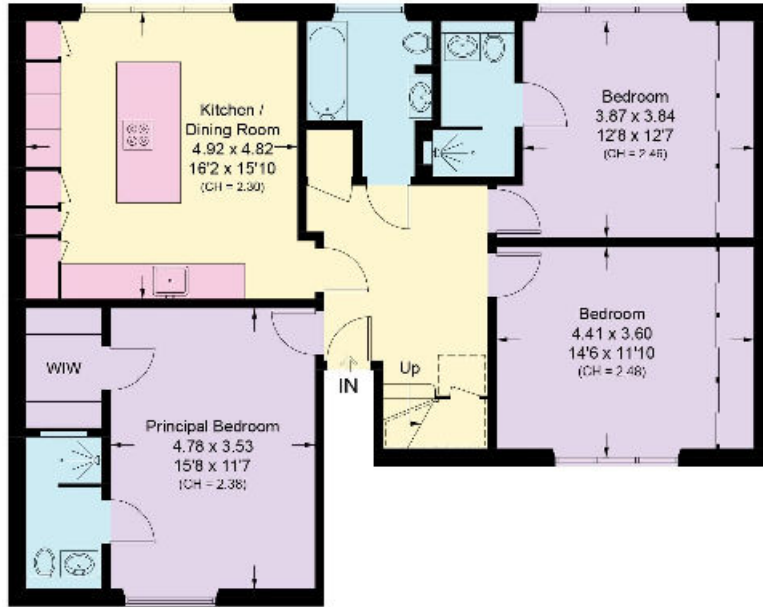


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Approximate Area = 177.0 sq m / 1905 sq ft
Including Limited Use Area / Eaves (38.1 sq m / 409 sq ft)

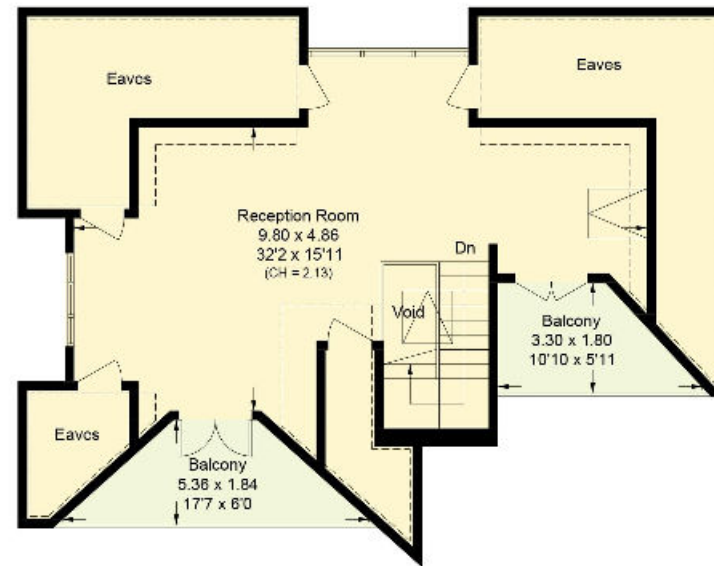


— Reduce head height below 1.5m



Second Floor

Approximate Area = 102.6 sq m / 1104 sq ft
Including Limited Use Area (2.0 sq m / 21 sq ft)



Third Floor

Approximate Area = 74.4 sq m / 801 sq ft
Including Limited Use Area (36.1 sq m / 388 sq ft)

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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.



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 December 2024. Photographs and videos dated December 2024.

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