



## Steeles Road, Belsize Park, NW3

£499,950

Leasehold

A wonderfully bright and sunny, first floor, one bedroom apartment with open plan kitchen, high ceilings, white décor throughout, good size shower/ wet room and wonderful City skyline views from the bedroom. Situated on Steeles Road within a period conversion, the property is located moments from Primrose Hill Park and High Street.

Tenure: Leasehold - 163 years from 2023. London Borough of Camden Council Tax Band -D. (01/04/22 to 31/3/2023 & £1,791.93) EPC rating Band- C. Service charge obligation 24.5% of outgoings (Buildings insurance premium for 2022 demand & £275). Ground rent & £25 p/a

**First floor flat within period conversion**

**Lease 163 years from 2023**

**High ceilings & wood flooring throughout**

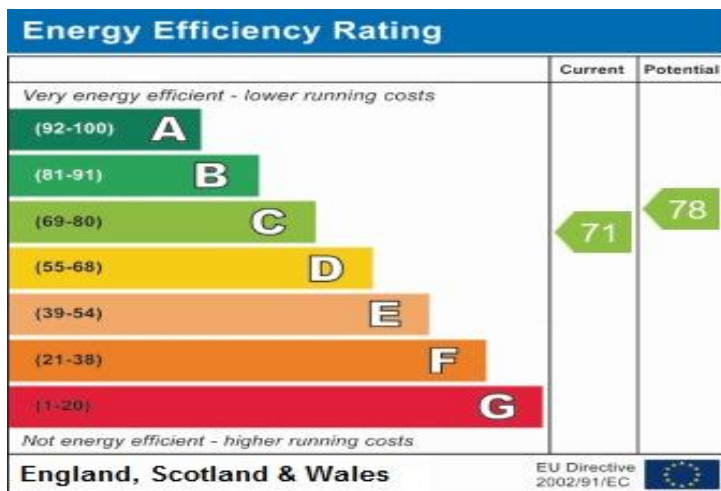
**Wonderful views over London City skyline**



**Total approximate internal area:**  
497 sq. ft (46.2 sq. m)

Reception/ kitchen:  
18'10 x 16'7 (5.73m x 5.05m)  
Ceiling height = 3.12m

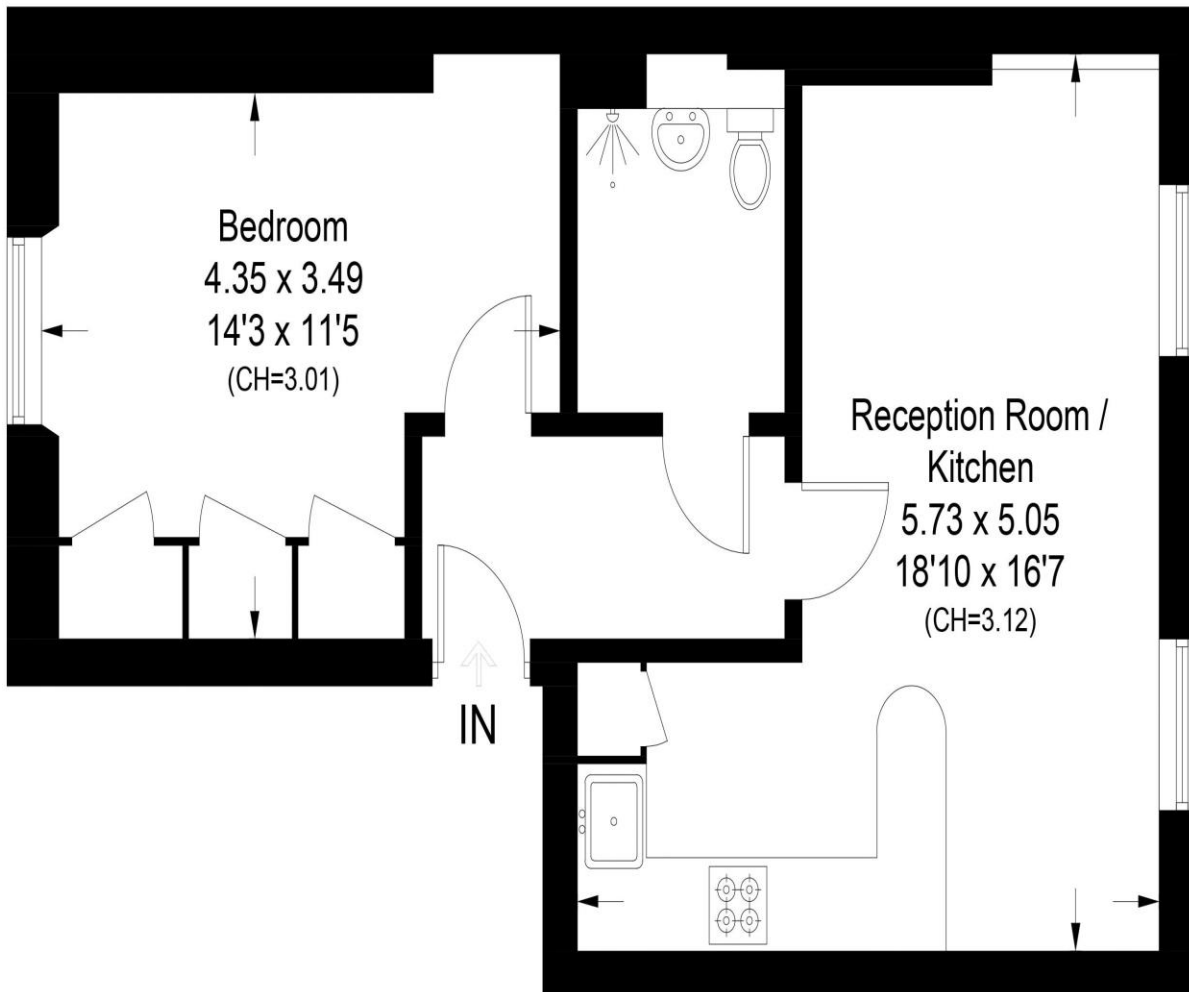
Bedroom:  
14'3 x 11'5 (4.35m x 3.49m)  
Ceiling height = 3.01m



Address:  
Steeles Road Belsize Park NW3

## Steeles Road, NW3

Approximate Area = 46.2 sq m / 497 sq ft



## First Floor

Approximate Area = 46.2 sq m / 497 sq ft

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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