



Haverstock Hill, Belsize Park, NW3.

£649,950

Leasehold

A lovely, bright, first floor, two double bedroom apartment measuring internally approximately 788 sq. ft (73.21 sqm) located above shops moments from Belsize tube underground station. The property comprises: secure gated entrance to courtyard off Glenloch Road and stairs leading to upper courtyard area and entrance to the flats. A large hallway leads to the bright reception with views over Haverstock Hill, two double bedrooms, a bathroom with shower over the bath and separate galley kitchen. Tenure Leasehold: 125 years from September 2002 (104 years remaining). EPC rating Band – D. 2024 Service charge demand – £1500 p/a. Reserve fund £550 p/a per flat Ground rent £100 rising to £300 (ground rent to increase by £50 every 25 years). Camden council tax- Band E (2023-24 demand £2322.42). Flat is currently tenanted to 23rd October 2023 with a rolling two month's break clause. This wonderfully positioned spacious, two double bedroom flat makes for a good investment opportunity/ first-time purchase proposition.

Spacious first floor apartment moments from Belsize tube and shops
Secure gated access from Howitt Road

Wonderful first-time purchase or rental investment.
Lovely room dimensions with large feature windows to reception and bedrooms.



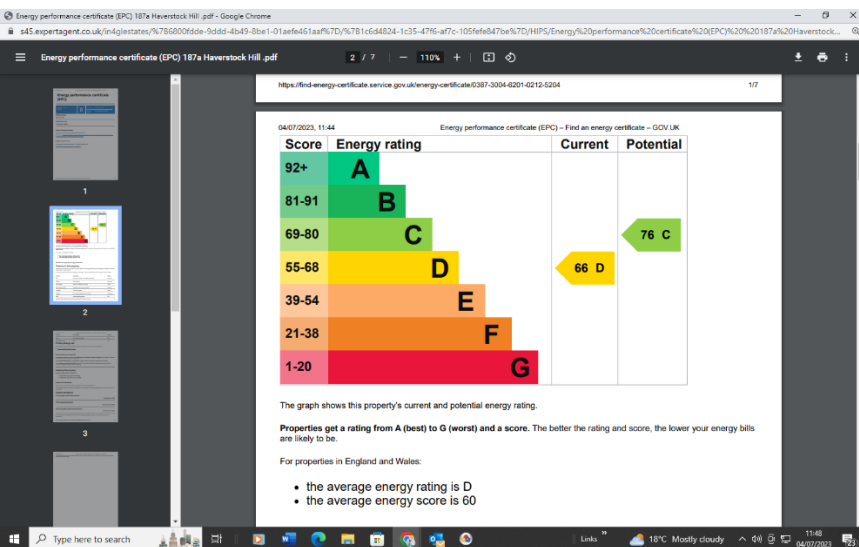
Total approximate internal area 788 sq. ft (73.21 sq. m)

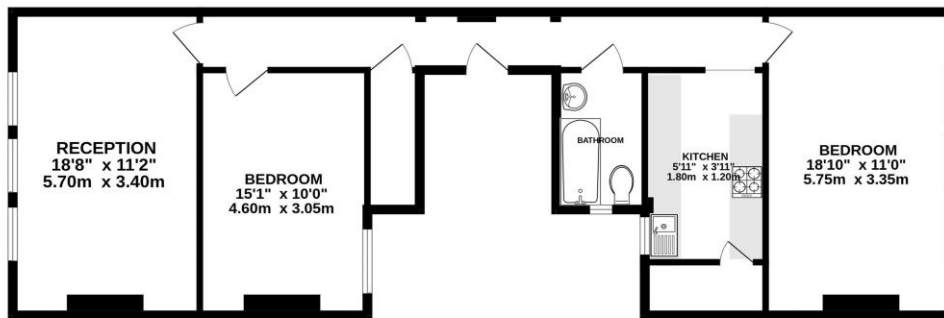
Reception: 18'8 x 11'2 (5.70m x 3.40m)

Bedroom One: 18'10 x 11'0 (5.75m x 3.35m)

Bedroom Two: 15'1 x 10'0 (4.60m x 3.05m)

Kitchen: 5'11 x 3'11 (1.80m x 1.20m)





TOTAL FLOOR AREA: 788 sq.ft. (73.21 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



DISCLAIMER: THESE PARTICULARS ARE SET OUT AS A GENERAL OUTLINE IN ACCORDANCE WITH THE PROPERTY MISDESCRIPTIONS ACT (1991) ONLY FOR THE GUIDANCE OF INTENDING PURCHASERS OR LESSEES, AND DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT. DETAILS ARE GIVEN WITHOUT ANY RESPONSIBILITY, AND ANY INTENDING PURCHASERS, LESSEES OR THIRD PARTIES SHOULD NOT RELY ON THEM AS STATEMENTS OR REPRESENTATIONS OF FACT, BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THEM.

WE HAVE NOT CARRIED OUT A STRUCTURAL SURVEY AND THE SERVICES, APPLIANCES AND SPECIFIC FITTINGS HAVE NOT BEEN TESTED. ALL PHOTOGRAPHS, MEASUREMENTS, FLOOR PLANS AND DISTANCES REFERRED TO ARE GIVEN AS A GUIDE ONLY AND SHOULD NOT BE RELIED UPON FOR THE PURCHASE OF CARPETS OR ANY OTHER FIXTURES OR FITTINGS, GARDENS, ROOF TERRACES, BALCONIES AND COMMUNAL GARDENS AS WELL AS TENURE AND LEASE DETAILS CANNOT HAVE THEIR ACCURACY GUARANTEED FOR INTENDING PURCHASERS. LEASE DETAILS, SERVICE GROUND RENT (WHERE APPLICABLE) ARE GIVEN AS A GUIDE ONLY AND SHOULD BE CHECKED AND CONFIRMED BY YOUR SOLICITOR PRIOR TO EXCHANGE OF CONTRACTS.

NO PERSON IN THE EMPLOYMENT OF PROPERTY DIVAS LIMITED HAS ANY AUTHORITY TO MAKE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. PURCHASE PRICES, RENTS OR OTHER PRICES QUOTED ARE CORRECT AT THE DATE OF PUBLICATION AND, UNLESS OTHERWISE STATED, EXCLUSIVE OF VAT. INTENDING PURCHASERS AND LESSEES MUST SATISFY THEMSELVES INDEPENDENTLY AS TO THE INCIDENCE OF VAT IN RESPECT OF ANY TRANSACTION RELATING TO THIS PROPERTY.

DATA PROTECTION: WE RETAIN THE COPYRIGHT IN ALL ADVERTISING MATERIAL USED TO MARKET THIS PROPERTY.