



DAYMORRIS
ESTATE AGENTS
EXPERIENCE THE DIFFERENCE

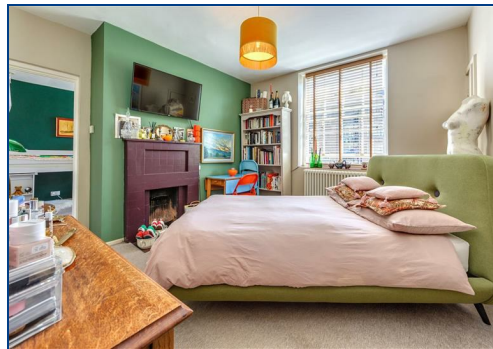
Day Morris Estate Agents

2 Fleet Road, Hampstead, London, NW3 2QS

Tel: 020 7482 4282

Email: sales@daymorris.co.uk

www.daymorris.co.uk



Upper Park Road, Belsize Park, NW3 2UU

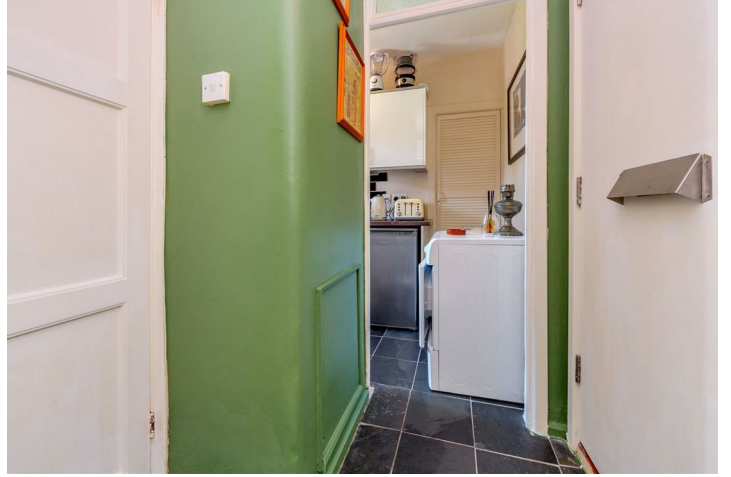
£395,000

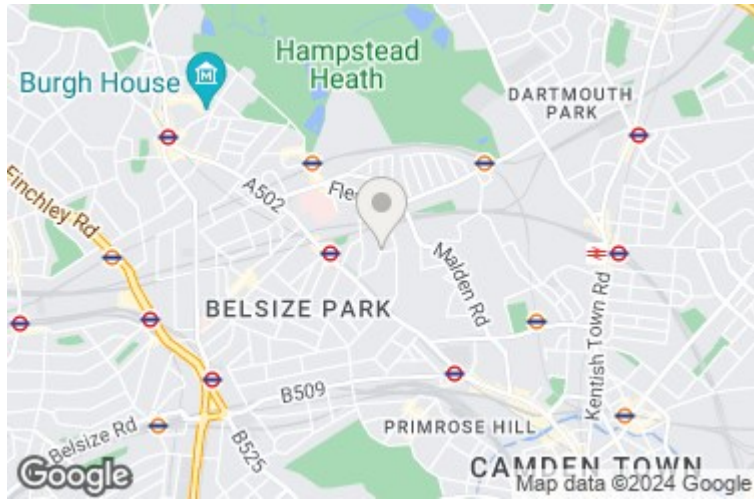
Welcome to this charming property located on Upper Park Road in the desirable area of Belsize Park. This delightful flat boasts a cosy reception room, one double bedroom and is situated on the first floor of a popular residential development.

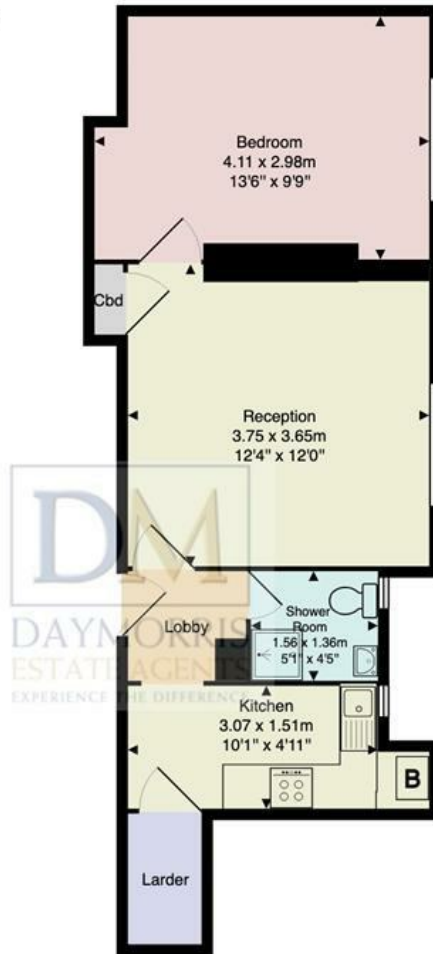
Located in the heart of a sought-after neighbourhood, this flat offers a fantastic opportunity to experience the vibrant lifestyle of Belsize Park. With its trendy cafes, boutique shops, and beautiful green spaces, it provides the perfect blend of city living and tranquillity.

Whether you're a first-time buyer looking to step onto the property ladder or a savvy investor seeking an excellent opportunity, this property has great potential.

- ONE BEDROOM
- RECEPTION ROOM
- KITCHEN
- SHOWER ROOM
- LEASEHOLD - 125 YEARS FROM APRIL 2005
- SERVICE CHARGE £2,109 P/A
- COUNCIL TAX BAND C
- CLOSE TO BELSIZE PARK UNDERGROUND STATION
- EPC D







First Floor

Approx. Gross Internal Area: 37.0 m² ... 399 ft²

All measurements and areas are approximate only.
Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		