

## Crossfield Road, Belsize Park, NW3



A well presented town house providing 1,848 sq ft/ 171 sq m of accommodation over 3 floors. The property features off street parking and a rear garden that is accessed from both the first floor reception room and the large ground floor kitchen/breakfast room.

The house offers flexible family accommodation of 4/5 bedrooms and is superbly located within easy walking distance of numerous schools, shops and restaurants, with Swiss Cottage Underground (Jubilee Line) less than 0.2 miles away and within 0.7 miles of Primrose Hill Park.

**EPC Rating: E** 

Council Tax Band: H

GUIDE PRICE £1,595,000

Freehold

Sole Agent

## ARLINGTON

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IMPORTANT NOTICE: These particulars are issued for guidance only. They are intended to give a fair overall description of the property and do not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particulars shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working r, notwithstanding. That all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.

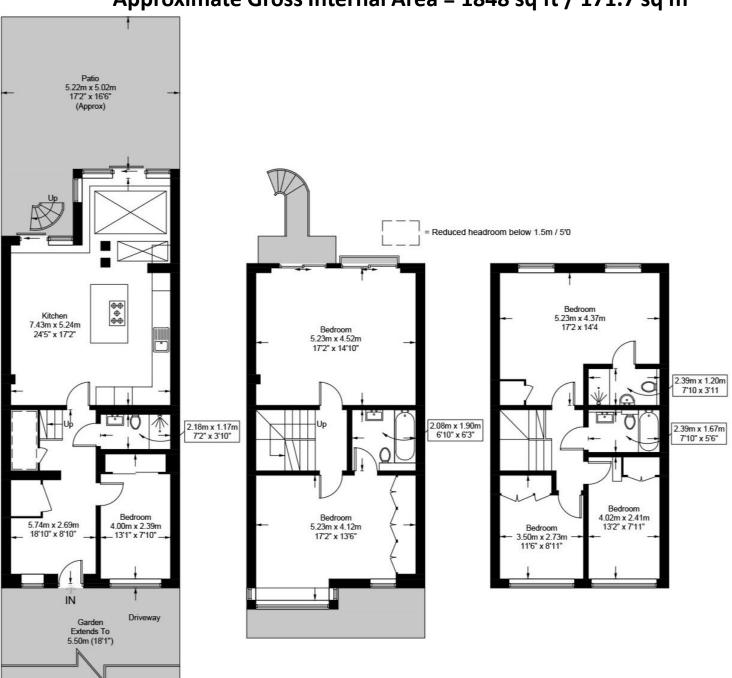












## Approximate Gross Internal Area = 1848 sq ft / 171.7 sq m