

The Penthouse, Akenside Court

VIDEO TOUR



Guide Price £2,000,000



The Penthouse, Akenside Court

A downsizer's dream - A Penthouse on a Hill

You have spent over two decades living with your family in your dream home with bright rooms, great security, and a superb location. One by one, your children left until you found your nest empty and too large for just the two of you. So, begrudgingly, you start the search to find a home for the rest of your days which will keep the great features of your dream home but on a smaller scale. In addition, as you are now older, security is more of an issue, as is having a lift and a lateral home, while still having outside space.

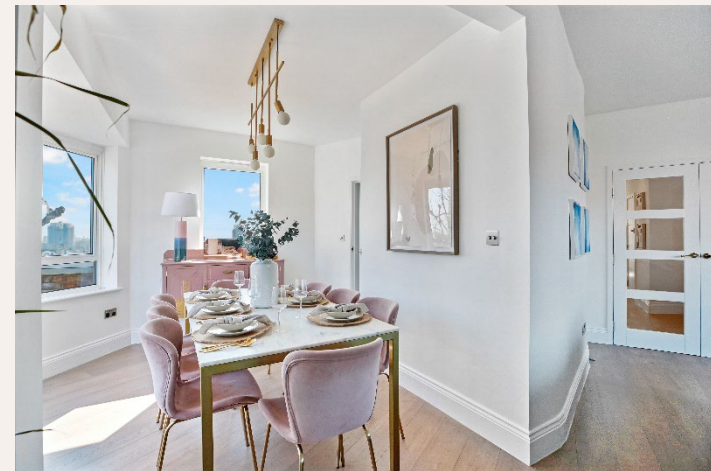
You register with several estate agents in Belsize and Hampstead, who keep sending you unsuitable options after unsuitable options. You want outside side space but do not want to be in a dark and damp "Garden Flat", which we all know means basement. You would love a terrace, but you cannot find a building with a lift, as almost every building in these areas is Victorian. The frustration grows and as you are about to resign yourself to live in a flat, with so much damp that you could start a side business as a mushroom farm, you receive this brochure and realise that as a child you were right..... Unicorns do exist.

For you are now reading about a Penthouse which sits a one-minute walk above Belsize Village, that has a lift directly into the flat, quadruple aspect, giving it EXCEPTIONAL LIGHT, a 905sqft wrap-around roof terrace, with views across the London skyline, a massive communal garden, shared by only nine flats and hardly used, three bedrooms (master-en suite), two bathrooms, share of freehold, step-free access from the street and recently having undergone a complete refurbishment.

As you read this, your jaw drops. You call your partner's phone multiple times till they pick up in a panic, thinking something terrible has happened, but it is quite the opposite. You have found the perfect place to live, and somewhere you are excited to move to, as you picture you and your friends having meals on the terrace, walks on the heath (0.7 miles) and popping into the quaint shops of Belsize Village.

Key Features

- Secure penthouse flat spanning the entire top floor of Akenside Court, located in the heart of Belsize Village
- Three bedrooms, two bathrooms, and sun-drenched quadruple aspect living throughout
- Private lift access directly into the flat
- Spectacular 905 sqft wraparound roof terrace (with panoramic views of the London skyline)
- Turn-key condition, recently refurbished with new plumbing, electrics, and air conditioning in main rooms
- Set within a well-maintained building with a large communal garden and just 1 minute from Belsize Village







































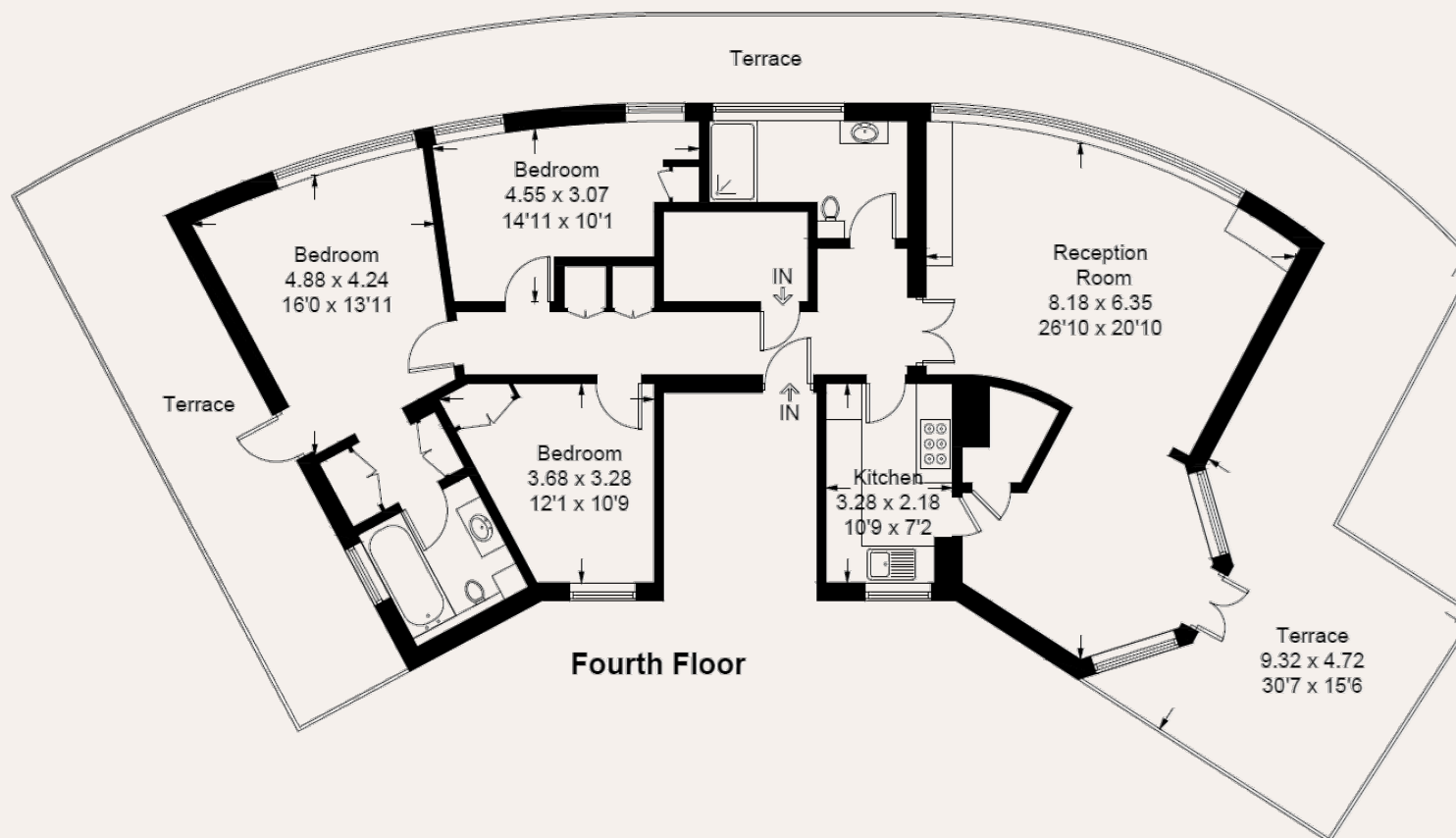




Akenside Court has a large and beautiful communal garden.

Plans

Belsize Crescent, NW3



Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.
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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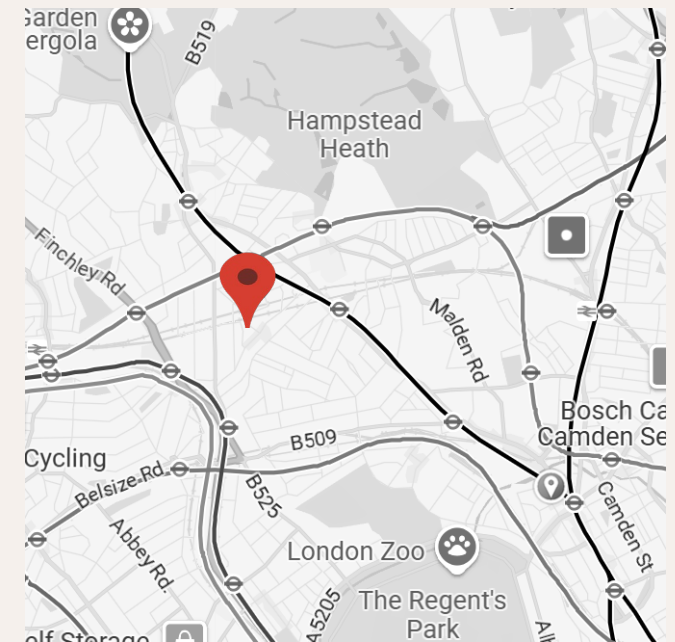
Location

The name Belsize comes from the old French “Bel Assis,” meaning beautifully situated—and nowhere lives up to that name more than Akenside Court on Belsize Crescent. Tucked just a one-minute stroll from charming Belsize Village, this serene pocket of London offers a truly local feel.

The area is rich with independent cafés, artisan green grocers, a beloved fishmonger, and everyday essentials—all just steps from your front door. The offering of schools is among the finest in London, including The Hall, Trevor Roberts, St Christopher's, Devonshire House, Sarum Hall, and UCS—all within easy reach. For grandparents, that means seeing your grandchildren after school is not just a possibility, it's a pleasure.

Hampstead Heath is just a 12-minute walk away, offering vast green space for walks, picnics, and peaceful reflection. For travel beyond the neighbourhood, you're superbly connected by three Underground lines, providing swift access across the city.

Akenside Court is more than just beautifully situated—it's the ideal place to live well, stay connected, and feel at home in one of London's most loved villages.



Belsize Village “Stretery” in the summer, just moments from the flat.



Blossoms on Belsize Crescent, on the walk up to Akenside Court

Other

Parking

Resident parking permits for street parking available from Camden

Planning

A section of the glass balustrade on the terrace is currently subject to an enforcement notice requiring its removal. The owner anticipates the appeal will be heard within the next few months. Should the enforcement notice be upheld, the owner will cover the cost of removing the specified section as part of the contract.

Heating

Centra. Heating with radiators

Air Conditioning

In two of the bedrooms, and the living room

Tenure Share of Freehold

Local Council Camden

Council Tax Band G (£3,511 p/yr)

Service Charge £6,950 per annum

Disclosure of Interest

This property is being sold by an employee of KIRE.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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