



THE ESTATE COMPANY



Belsize Road, London, NW6 4AD

£895,000

- 1384 sq ft
- Two Bathrooms
- Beautifully Presented
- Share of Freehold
- Three Bedrooms
- 24ft Private Terrace
- Excellent Location

119 Belsize Road, London NW6 4AD

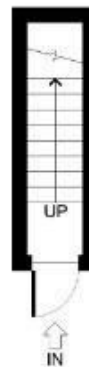
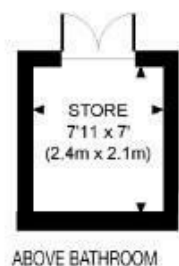
A beautifully presented, bright and spacious three (double) bedrooms (1384 Sq Ft), two bathrooms (one en-suite), maisonette, situated on the first and second floors of this delightful Victorian conversion on Belsize Road. This charming family home benefits from period features, a large reception room and a private terrace. This home is beautifully cared for and perfect for a family.

Belsize Road is ideally located and surrounded by an abundance of transport links, including South Hampstead Overground (0.4 miles), West Hampstead underground station & Thameslink (0.7 miles), Swiss Cottage underground station (0.6 miles) all offering fast access into the West End, The City and beyond.



Council Tax Band: F





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 38 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA WITH STORE 804 SQ FT
FLOOR AREA WITHOUT STORE 745 SQ FT

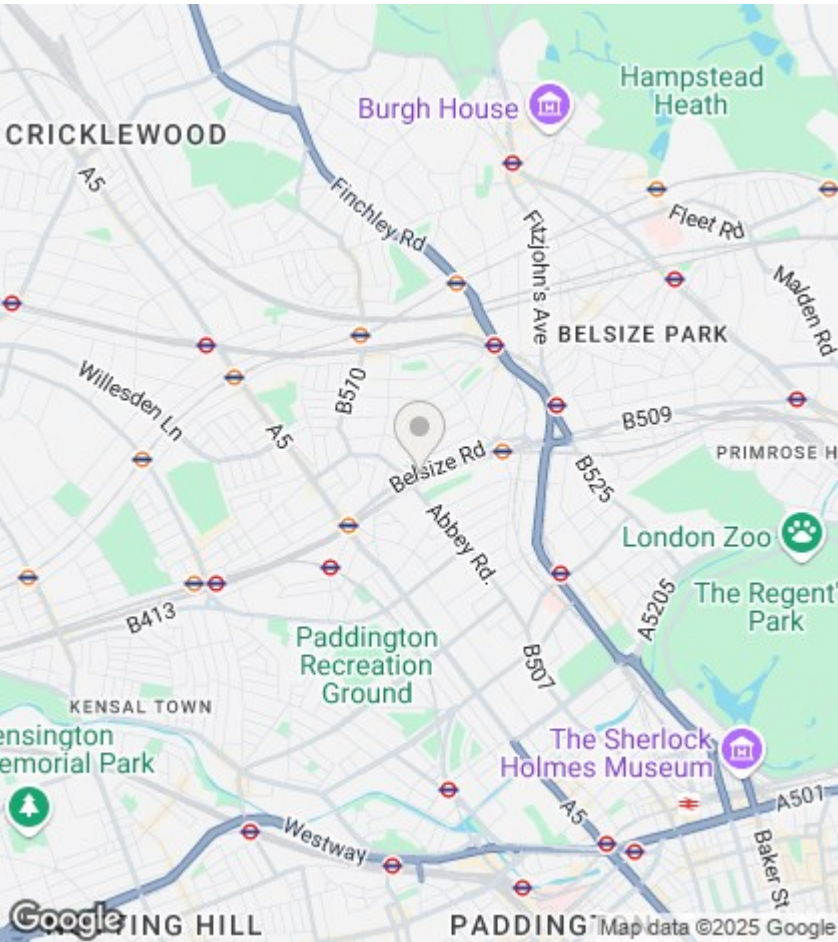


SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 542 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH STORE: 1384 SQ FT/ 129 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT STORE: 1325 SQ FT/ 123 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

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



Viewings

Viewings by arrangement only. Call 020 7372 5000 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	