



**FLAT 5 2A BELGRADE ROAD
LONDON**

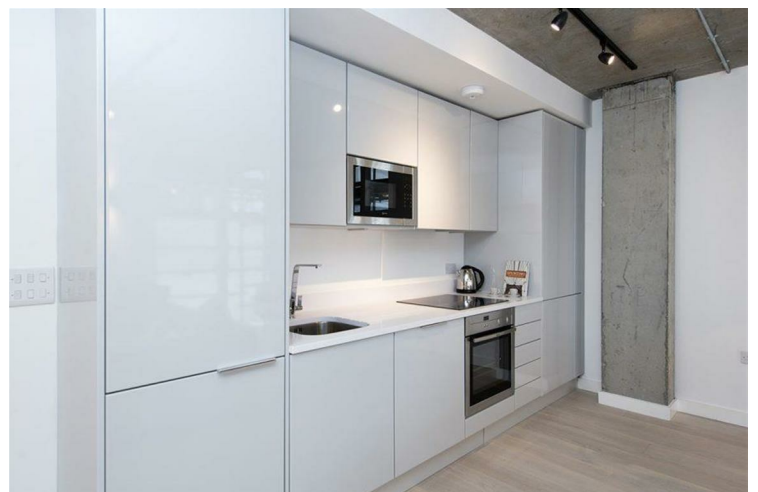
**£650,000
LEASEHOLD**

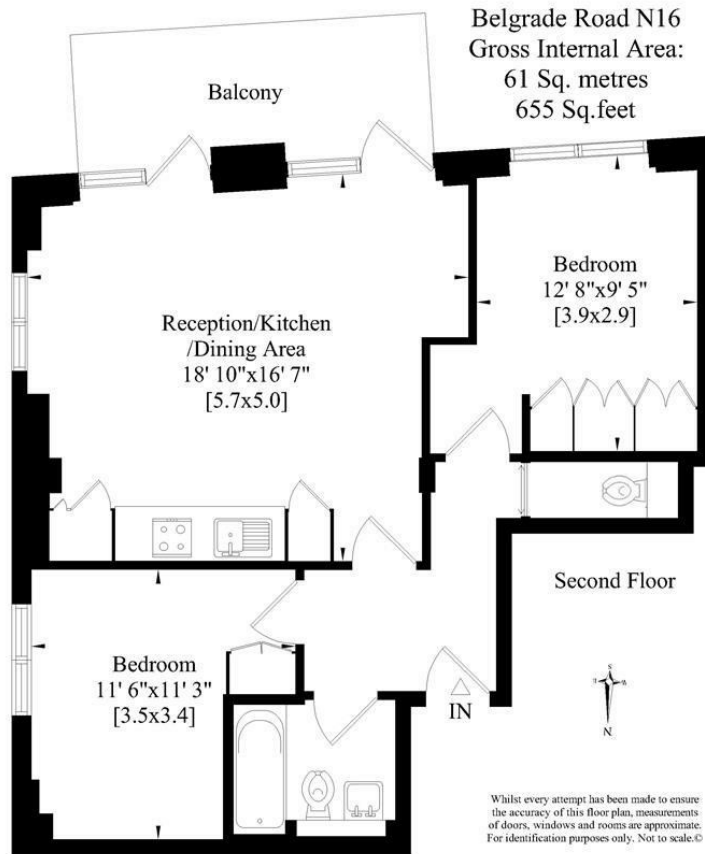
Discover this exquisite two-bedroom warehouse conversion, converted in 2016. Located on the second floor and spanning 655 square feet, this beautiful property offers a unique living experience.

Upon entry, the open-plan reception area immediately captures your attention with its large windows floor to ceiling windows, flooding the space with natural light. This versatile room provides ample space for both relaxation and entertainment, seamlessly connected to a spacious and private balcony.

The modern kitchen is fully equipped with integrated appliances, ensuring convenience for everyday living. Both bedrooms are generously sized, featuring built-in wardrobes for added storage. The well-proportioned family bathroom and additional WC make this flat ideal for sharers and young families alike.

Tastefully decorated and in excellent condition throughout, this property is ready for you to move in and enjoy.





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 79 | 79 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Noble House Services - Sales 02076 891000
Unit 1 25-26 Enford Street enquiries@nh-services.co.uk
London www.nh-services.co.uk
W1H 1DG

