

LEXINGTONS



FOR  
SALE

**Princess Mews, Belsize Park, NW3**  
**Asking Price £1,350,000**



# Princess Mews, Belsize Park, NW3

Asking Price £1,350,000

- Freehold Mews House Located In The Heart Of Belsize Village
- Arranged Over Three Floors With Carport Space
- Quiet Location
- Swiss Cottage Underground Station- 0,6m
- Two Bedrooms • Two Bathrooms • 969 sq ft
- Flat Roof Approx 176 Sq Ft • Wooden Flooring Throughout
- Belsize Park Underground Station- 0,3m

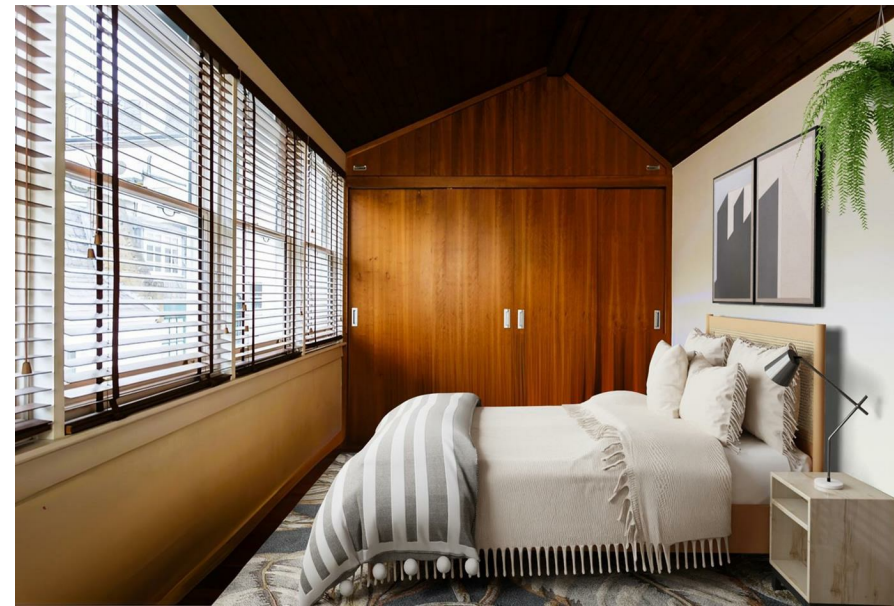
Step back in time to the enchanting Princess Mews, a delightful period mews house nestled in the heart of the picturesque Belsize Village. With its charming cobbled brick road and inviting atmosphere, this property is sure to capture your heart.

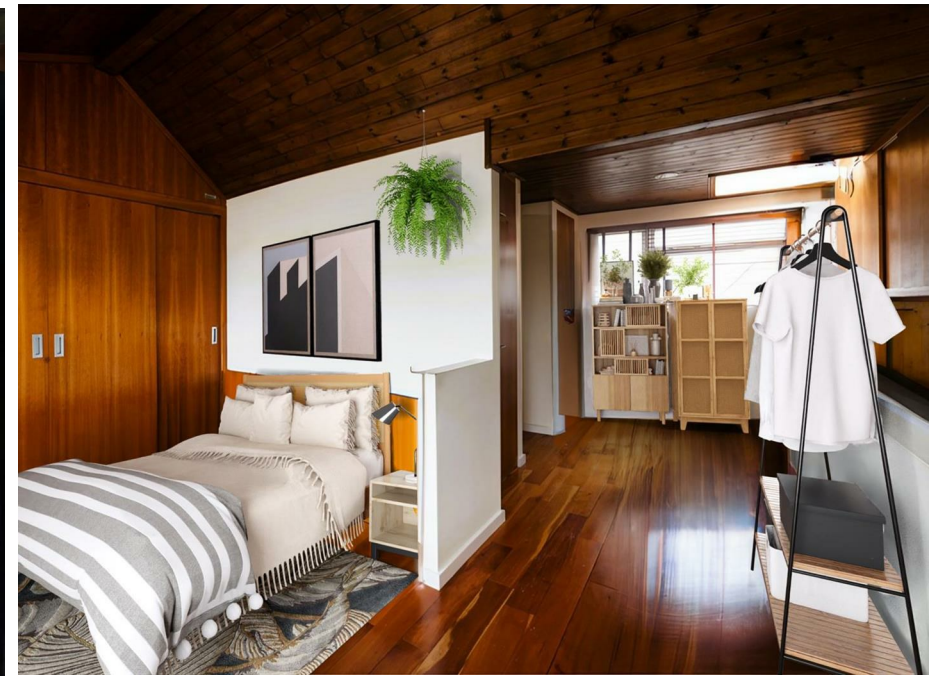
Upon entering, you'll be greeted by generously proportioned living spaces that exude comfort and warmth. The spacious reception room is perfect for relaxing or entertaining, while the tranquil master bedroom offers a peaceful sanctuary. A versatile second bedroom/study adds a touch of flexibility to the space, allowing you to make it your own.

Princess Mews is ideally situated in the vibrant Belsize Village, a sought-after location with trendy shops and eateries just a leisurely stroll away. With Belsize Park and Swiss Cottage within proximity, you'll have access to a variety of amenities right at your doorstep. Plus, the convenient underground stations of Belsize Park, Finchley Road, and Swiss Cottage make getting around a breeze.

With its Car Port/Storage Room, this 969 sq ft mews house offers 2 bedrooms and 2 bathrooms. Although it may need a little updating, the potential of this charming property is simply waiting to be discovered.

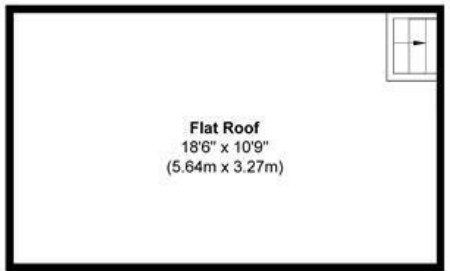
\*Please note that the furnishings have been added to enhance the appearance of some of the rooms and do not form part of the property.



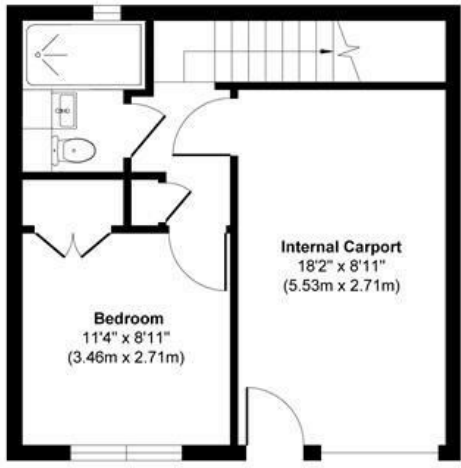




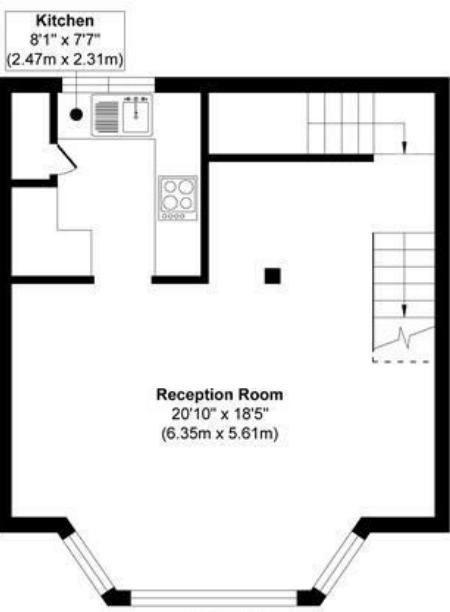
**Second Floor**  
Approximate Floor Area  
308 sq. ft  
(28.65 sq. m)



**Third Floor**



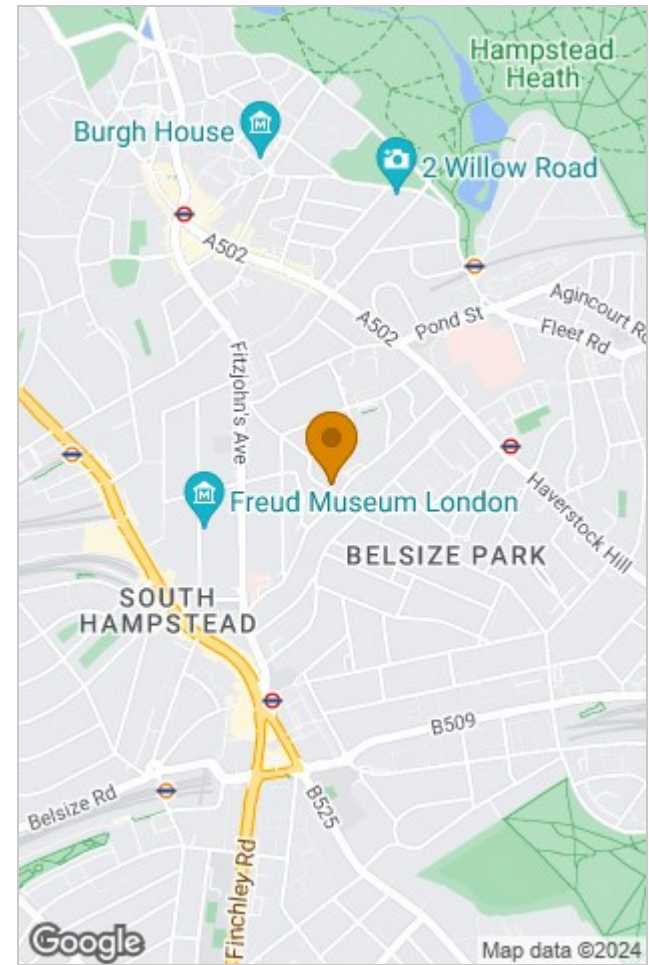
**Ground Floor**  
Approximate Floor Area  
329 sq. ft  
(30.52 sq. m)



**First Floor**  
Approximate Floor Area  
332 sq. ft  
(30.91 sq. m)

**Approx. Gross Internal Floor Area 969 sq. ft / 90.08 sq. m (Including Carport)**  
Illustration for identification purposes only, measurements are approximate, not to scale.





## Viewing

Please contact our Lexingtons Sales and Lettings Office on 0207 435 7775 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		83	52	EU Directive 2002/91/EC	
England & Wales				England & Wales	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.