



# 31A Belsize Lane London, NW3 5AR

- 3 Double Bedroom Located In The Heart Of Belsize Village
- Wooden Floors @ Grand Reception @ Split Over Separate Kitchen @ Lots Of Character @ 3 Floors
- Unfurnished @ Available From 15/5/25

- Two Bathrooms @ Decked Terrace @ Private Street Entrance
- Wooden Floors In Rooms

Situated in the heart of Belsize Village, this split level three double bedroom period conversion offers spacious rooms with wooden floors, recently decorated in neutral shades, high ceilings and sash windows. The accommodation compromises a grand reception room, three double bedrooms, two bathrooms and a large private decked roof terrace with panoramic views. This apartment is ideally located within easy reach of Belsize Park, Finchley Road and Swiss Cottage tube stations. Also within an easy reach of Hampstead Heath and Primrose Hill.

\*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.

### Misrepresentation Act 1967

The information in this publication should be referred solely as a general guide. Whilst care has been taken in its preparation, no representation is made nor responsibility accepted for the whole or any part. All descriptions, dimensions, reference to condition and other details are believed to be correct but intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them.





# £3,450 Per Month





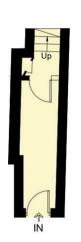
## Directions

### Belsize Lane, NW3

Approximate Area = 116.6 sq m / 1254 sq ft Including Limited Use Area (6.2 sq m / 67 sq ft)

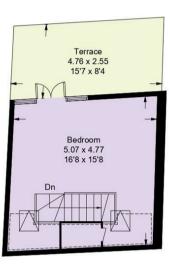


Burgh House









= Reduce head height below 1.5m

# Ground Floor Approximate Area 7.2 sq m / 77 sq ft

First Floor
Approximate Area
42.5 sq m / 457 sq ft

### Second Floor

Approximate Area 42.4 sq m / 456 sq ft Including Limited Use Area (1.4 sq m / 15 sq ft)

### **Third Floor**

Approximate Area 24.5 sq m / 264 sq ft Including Limited Use Area (4.8 sq m / 52 sq ft)

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. 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.

# Freud Museum London BELSIZE PARK SOUTH HAMPSTEAD B509 Primrose Hi Map data @2024 (92 plus) 🛕 55 36 **England & Wales** EU Directive 2002/91/EC **England & Wales**

Hampstead Heath

2 Willow Road

#### Viewing

Please contact our Lexingtons Office on 02074357775

if you wish to arrange a viewing appointment for this property or require further information.

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.