

LEXINGTONS



FOR SALE



Belsize Avenue, London, NW3
Asking Price £695,000





80 Hillfield Court Belsize Avenue London, NW3 4BE

- 2 Double Bedroom - 1 Bathroom - 847 sq ft - Ground Floor
- Residents Parking - Council Tax Band G - EPC D
- 0,1m to Belsize Park Underground Station (Northern Line)
- Ideal As Rental Investment Or Retirement Residence
- Communal Heating and Hot Water - Communal Gardens
- Porter Service - Ground Rent £10 pa - Service Charge £6,800 pa
- Restaurants, Shops and Bus Stops On Your Doorstep

A spacious and bright two-bedroom apartment presented in very good condition situated on the ground floor of this sought-after purpose built mansion block in the heart of Belsize Park.

This impressive flat is very well laid out with a wonderful sense of light and space comprising two double bedrooms, a large reception room, well equipped kitchen, stylish modern bathroom and a spacious entrance hall. The property further benefits from a 24 hour porter and attractive communal gardens creating a wonderful tranquil feeling in this central location. Hillfield Court is ideally located at the top of Belsize Avenue offering convenient access to the Royal Free Hospital as well as many shops, restaurants and cafes to enjoy. Belsize Park Station is just a short walk away (Northern Line).

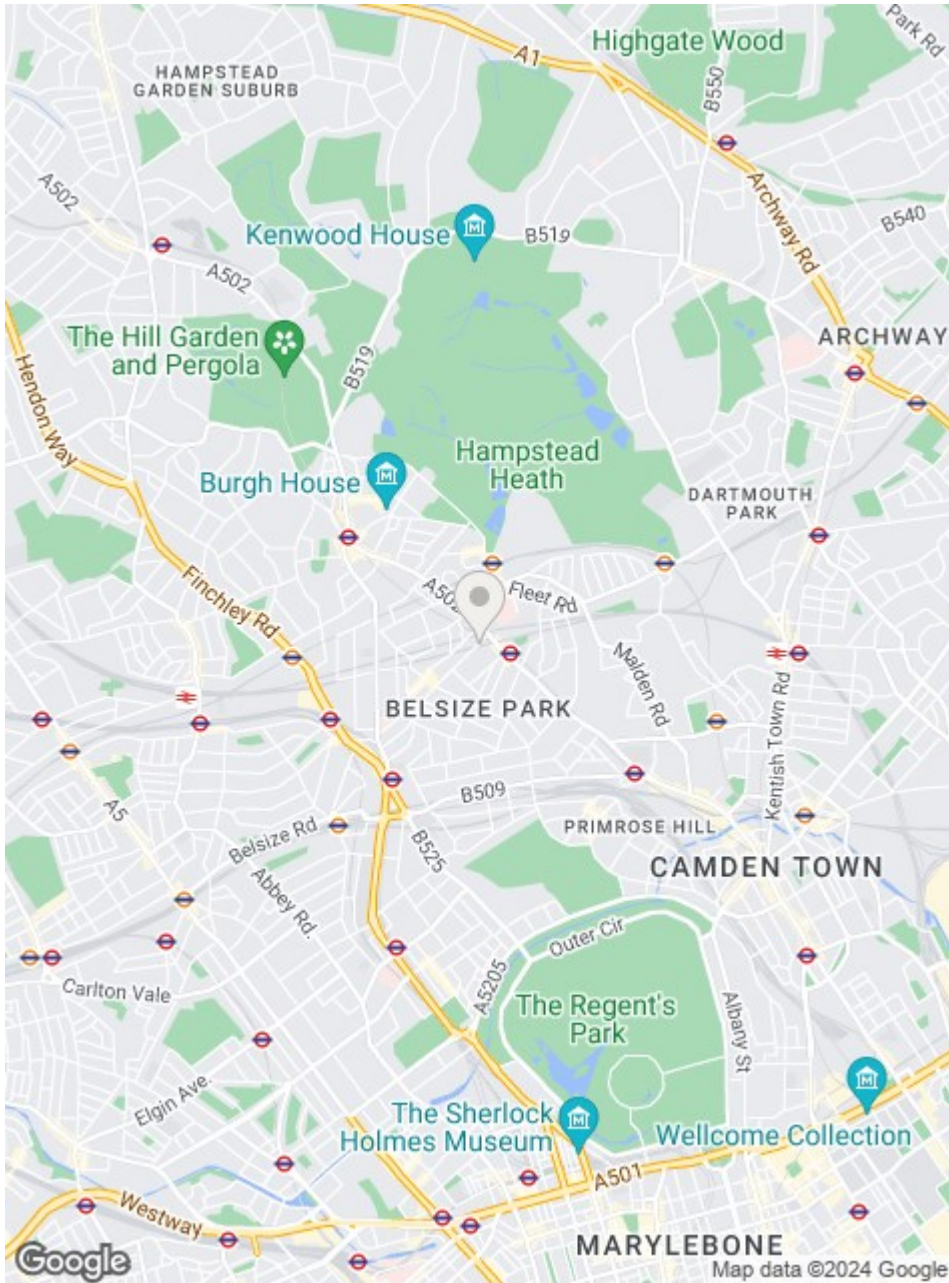
*Please note that the furnishings have been added to enhance the appearance of some of the rooms and do not form part of the property.

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	57
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Viewing

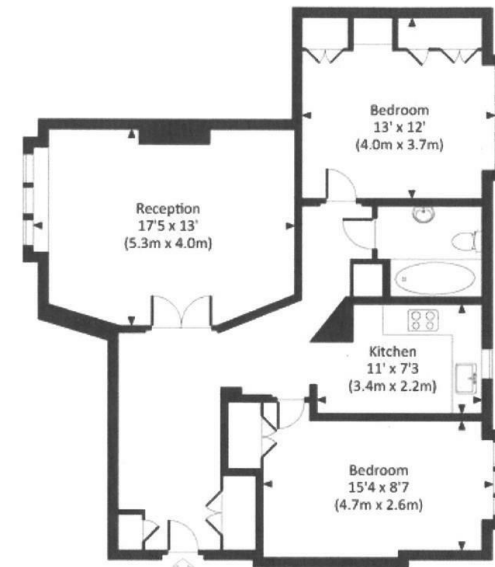
Please contact our Lexingtons Sales and Lettings Office on 0207 435 7775 if you wish to arrange a viewing appointment for this property or require further information.

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.

Disclaimer
In preparing these property details both online and in paper format, Lexingtons Estate Agents has made reasonable efforts to ensure that the information is correct. The accuracy of the information provided to you (whether written or verbal) are not guaranteed. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate. Neither Lexingtons Estate Agents or any of its employees or associated parties take any responsibility for any inaccuracies found (if any). All property details are subject to contract.

Floorplan for 2 bedroom ground floor flat for sale

HILLFIELD COURT, NW3
Approx. gross internal area
847 Sq.Ft. / 78.7 Sq.M.



GROUND FLOOR



Lexingtons Estate Agents
35 Belsize Lane London
Belsize Park NW3 5AS