

LEXINGTONS



FOR  
SALE

Wedderburn Road, London, NW3  
£4,250 Per Month









# 11 Belsize Court Wedderburn Road London, NW3 5QL

- Stylishly Presented Top Floor 3 Double Bedrooms - 992 sq ft
- Council tax band F £3,042.52 - Unfurnished
- Walking Distance to Belsize Park Tube Station
- Family Bathroom - Guest WC - Residents Off Street Parking - Communal Gardens
- Peaceful Environment In The Heart Of Belsize Park

**\*Charming Grand Three-Bedroom Apartment Available Now!\***

Discover this beautifully decorated three-bedroom apartment situated in a lovely period mansion block. This delightful home features a spacious reception room, three bright and airy double bedrooms, a stylish tiled family bathroom, a handy guest W/C, and a separate, modern kitchen. Enjoy the luxury of new engineered wood flooring, plus access to a communal garden and an off-street residents' parking space. Conveniently located near Belsize Park underground station and excellent local schools, this apartment is available now on an unfurnished basis.

## 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.

**£4,250 Per Month**







## Directions







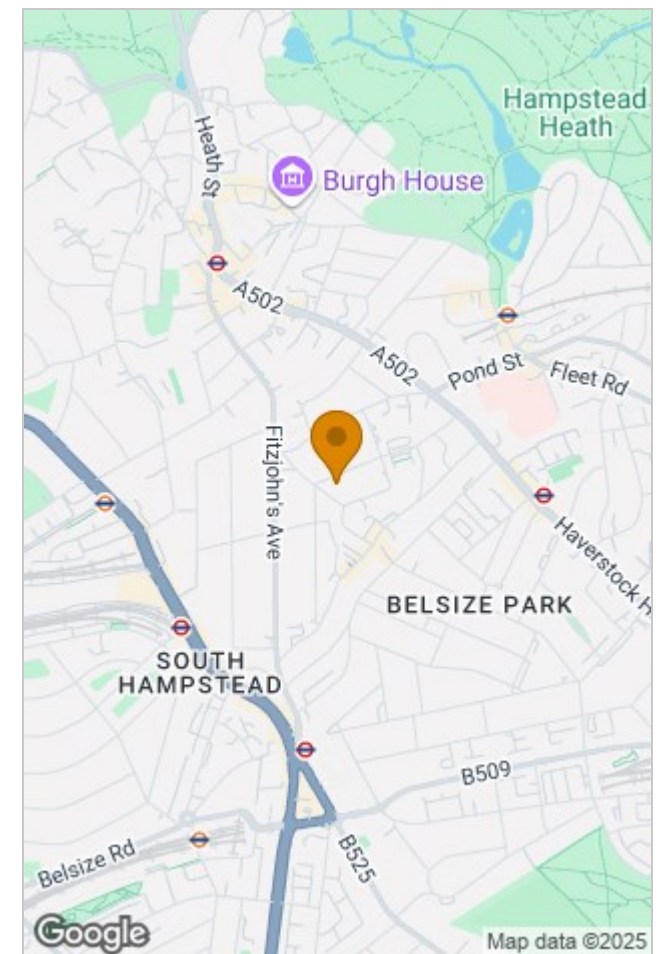


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## Viewing

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.



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) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		