

LEXINGTONS



FOR  
SALE



Belsize Crescent, London, NW3  
£3,500 Per Month





# 2/10 Belsize Crescent London, NW3 5QY

£3,500 Per Month

- 2 bedroom - 2 bathroom (en-suite) - newly refurbished - available now -
- High ceilings - ample storage - new laminate floors - new appliances
- EPC D - Council tax band F (£2,334.19)
- Located in the heart of Belsize Village - Unfurnished
- Brand new bathrooms - washer dryer - dishwasher - boiler
- Great transport links

Two-bedroom, two-bathroom raised ground floor apartment, newly refurbished to a high standard, combining elegant character with contemporary comfort. The property boasts beautiful flooring, high ceilings, and a bright, airy feel throughout, creating a warm and welcoming home. Ideally positioned in the heart of Belsize Village, the apartment enjoys a peaceful yet highly connected setting, just moments from Swiss Cottage and Belsize Park Underground stations. The area offers wide, leafy streets and a true village atmosphere, while still providing excellent access to Central London. An abundance of green spaces is close at hand, with Hampstead Heath and Primrose Hill both within easy walking distance.

\*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

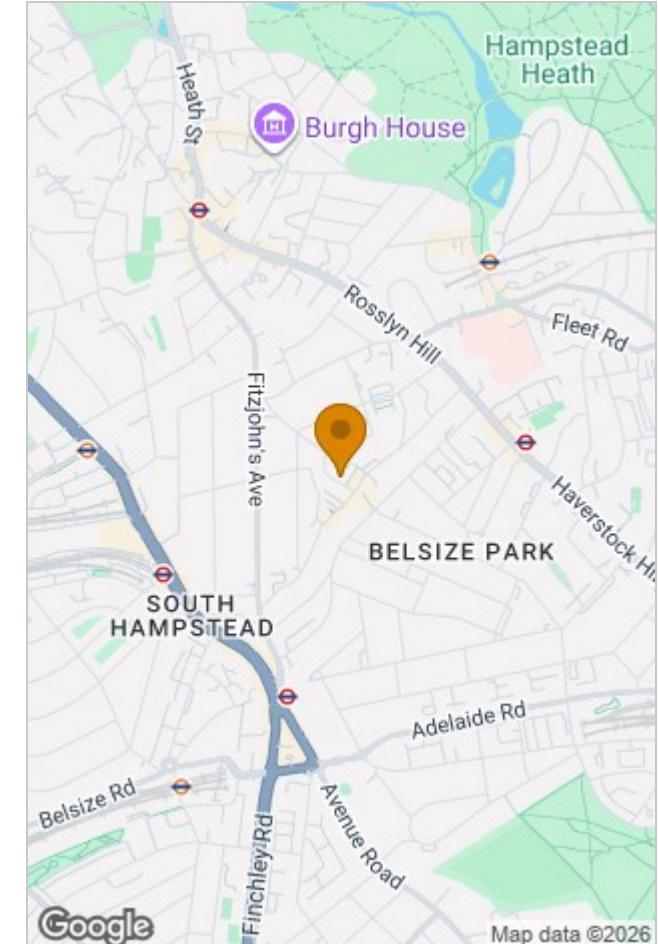
The information in this publication should be referred solely as a general guide. Whilst care has been taken in its preparation, no representation is made nor responsibility accepted for the whole or any part. All descriptions, dimensions, reference to condition and other details are believed to be correct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





## Directions





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
		Current			Current
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	79	(69-80)	C	
(55-68)	D	67	(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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.

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