



# Belsize Park House

Belsize Park, NW3

Asking Price £595,000

A brand newly refurbished one double bedroom flat comprising over 600 square feet and the huge benefit of direct access from the reception and the bedroom to a large south facing communal garden.

The 17'11 x 13'5 reception has French doors that open out to a landscaped patio and a large lawned communal garden.

The property has a modern fitted kitchen and a fully tiled bathroom with a vanity storage unit, bath with a rain forest shower head and an additional hand held shower attachment.

This beautiful flat has been very well refurbished in a contemporary style and is offered chain free and ready to move into.

Swiss Cottage underground (Jubilee Line) is located just 0.2 miles from the property and Belsize Park underground is located 0.6 miles away. Sole agent.



# Belsize Park House

Belsize Park, NW3

- Newly refurbished
- One double bedroom
- Fully tiled bathroom
- South facing communal garden
- Long lease
- 0.2 miles to the Jubilee Line
- 0.6 miles to the Northern Line





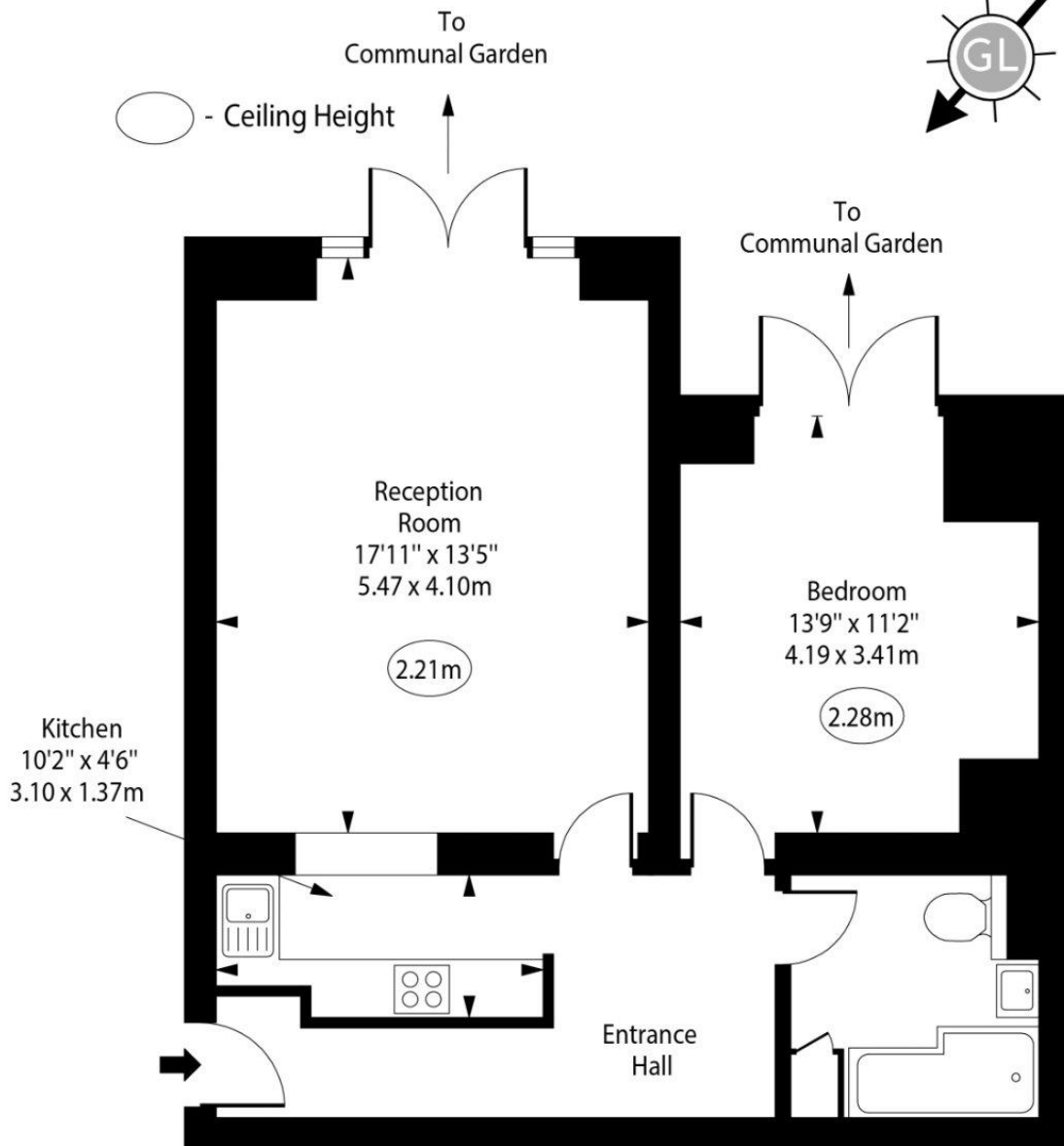
**Tenure:** Leasehold 137 years remaining as of 1.8.2024.  
**Service Charge:** £3,963 per annum including heating and hot water.  
**Ground Rent:** £0  
**Local Authority:** Camden  
**Council Tax Band:** E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		75	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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# Belsize Park House, Belsize Park, NW3



Lower Ground Floor

Approx Gross Internal Area      604 Sq Ft - 56.11 Sq M

For Illustration Purposes Only - Not To Scale

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Prepared for Chestertons

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