

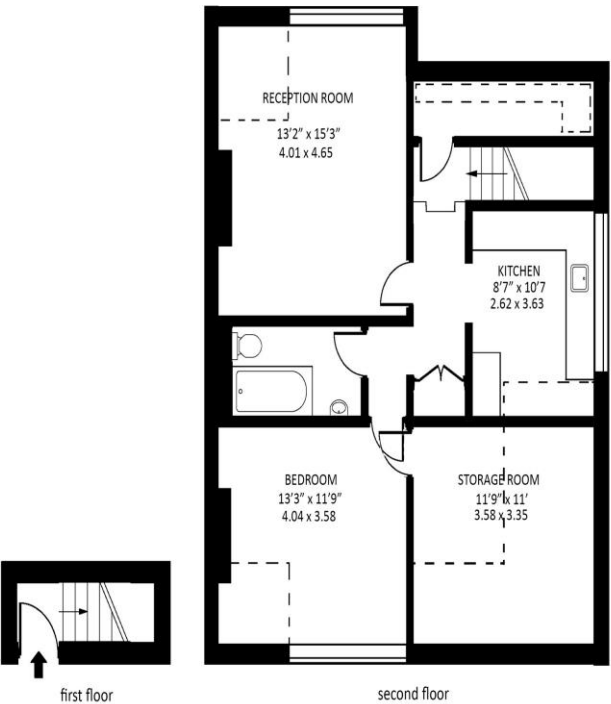


1 Bedroom  
Upper Park Road  
Belsize Road NW3

- Fantastic location
- Huge 1 bed
- Convertable storage space
- Separate kitchen

Auction guide price of £530,000  
Leasehold

Upper Park Road, Belsize Park NW3



Approx gross internal area : 865 sq ft - 80.4 sq m

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy  
However all measurements are approximate.  
The floor plan is illustrative purposes only and is not to scale  
[www.tomekphotography.co.uk](http://www.tomekphotography.co.uk)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Top Floor Victorian Conversion with Stunning London Skyline Views.  
Perched on the third (top) floor of an imposing Victorian house, this generously proportioned one-bedroom apartment offers unrivalled skyline views of London and exceptional potential for modernisation.  
Brimming with character and natural light, the property benefits from a spacious layout and charming period features, providing a perfect canvas to create a bespoke home.  
Ideally located just moments from Belsize Park Underground Station, you're perfectly positioned to enjoy the vibrant mix of cafes, shops, and green spaces this sought-after neighbourhood has to offer.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.