



Belsize Avenue, W13

A rare opportunity to purchase a two-bedroom freehold house on this popular residential road which is just a short stroll to Northfields Tube station and Lammas Park. The property comes with a lot of potential to extend STPP.

In brief the property comes with two double bedrooms, separate front reception, second large open dining/reception leading down to kitchen area, a family sized bathroom and a large private southerly facing garden.

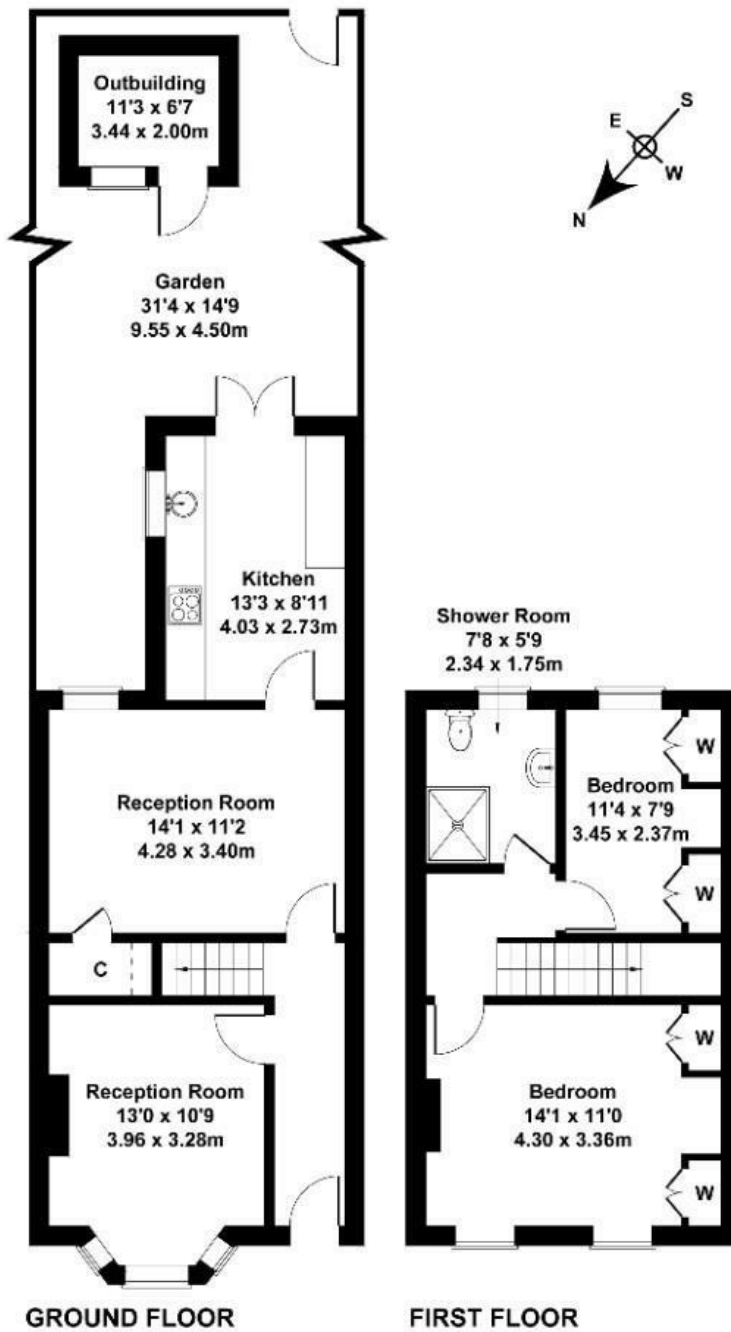
The property is a probate sale which has been granted and comes with no onward chain.

£739,950

- Two bedrooms
- Local schools
- Southerly facing garden
- Short stroll to Northfields Tube station
- Potential to extend STPP
- Quiet residential road in heart of Northfields

Belsize Avenue

Approximate Gross Internal Area
893 sq ft - 83 sq m
(Excluding Outbuilding)



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 89 |
| (81-91) B | | | |
| (69-80) C | | 72 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |