



Belsize Grove, *Belsize Park*, NW3





**Belsize Grove,
Belsize Park, NW3**
£1,225,000
Shared Freehold

Other property features include: Lutron lighting, bespoke design features and off street private parking,
The property is also set on one of Belsize Park's most desirable roads and positioned moments from Primrose Hill and the Northern & Jubilee lines.

- Master bedroom/en-suite
- Further bedroom
- 27' Reception/kitchen
- Study/dressing room
- Allocated parking
- Entrance hall
- Prime location
- EPC Rating: E

An impressive two bedroom apartment for sale that forms part of a grand stucco period residence, this beautiful home has been newly refurbished and boasts contemporary interiors throughout.

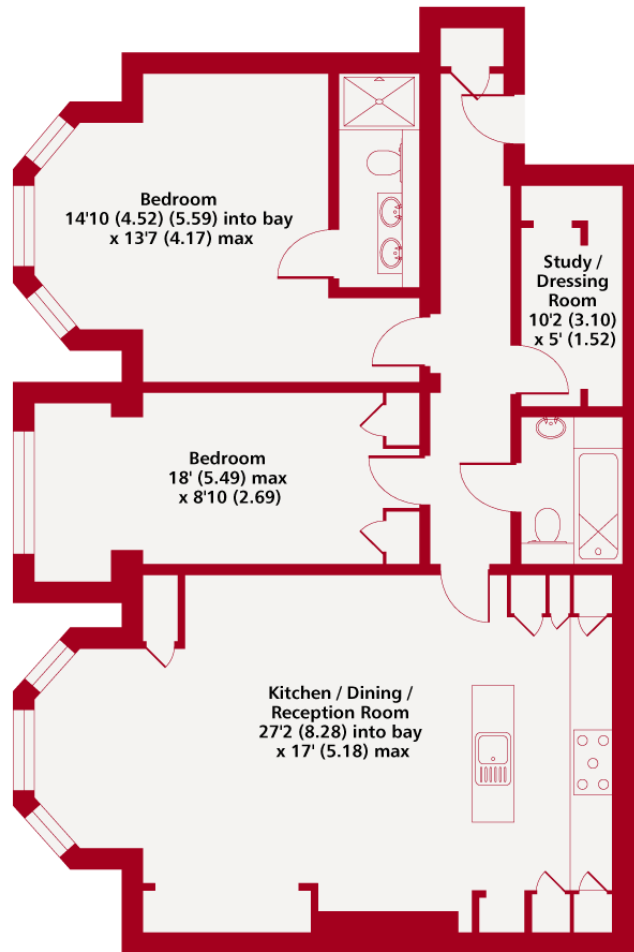
For more information or to arrange a viewing please contact:

Belsize Park
38 England's Lane
Belsize Park, NW3 4UE
020 7483 4302
belsizepark.sales@kfh.co.uk

Kinleigh Folkard & Hayward

kfh.co.uk

COMPLETELY LONDON



Ground Floor

Belsize Grove NW3

Gross Internal Floor Area 1077 sqft 100 sqm

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figure given is for initial guidance only and should not be relied on as a basis of valuation.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Energy Performance Certificate

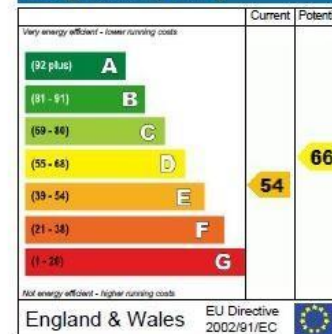


Belsize Grove
LONDON
NW3

Dwelling type: Ground floor flat
Date of assessment: 15-Sep-2010
Date of certificate: 28-Sep-2010
Type of assessment: RdSAP, existing dwelling

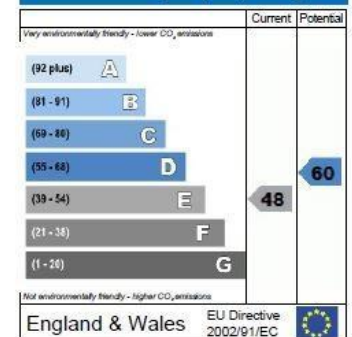
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	346 kWh/m ² per year	260 kWh/m ² per year
Carbon dioxide emissions	5.8 tonnes per year	4.4 tonnes per year
Lighting	£108 per year	£56 per year
Heating	£833 per year	£673 per year
Hot water	£171 per year	£127 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.