



Belsize Park Gardens, London **NW3 4ND**

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**WAYNE  
& SILVER**

## Belsize Park Gardens, London NW3 4ND

Located on one of Belsize Park's premier roads, is this spacious two bedroom ground floor apartment (approx. 1300 Sq ft) with it's own private side entrance and private patio areas.

In need of refurbishment and modernisation throughout the apartment comprises, a stunning, palatial 24ft reception leading to rear patio area, separate eat-in kitchen, large master bedroom, second bedroom, family bathroom, cloakroom and two further rooms currently demised as a study and store room, a charming, gated patio walk-way to side elevation which could be all re configured (subject to necessary consents).

Belsize Park Gardens is perfectly situated in the centre of Belsize park, just a short walk from Belsize Village, England's Lane and Belsize Park High Street.

PLEASE NOTE: THE FULLY FURNISHED IMAGE IS A CGI AND SHOULD NOT BE RELIED UPON AS STATEMENT OF FACT.

Sole Agents.

Share of Freehold - 962 years remaining.



**Guide price:** £1,200,000

**Tenure:** Leasehold - Share of Freehold

**Local Authority:** Camden

**Council Tax Band:** G

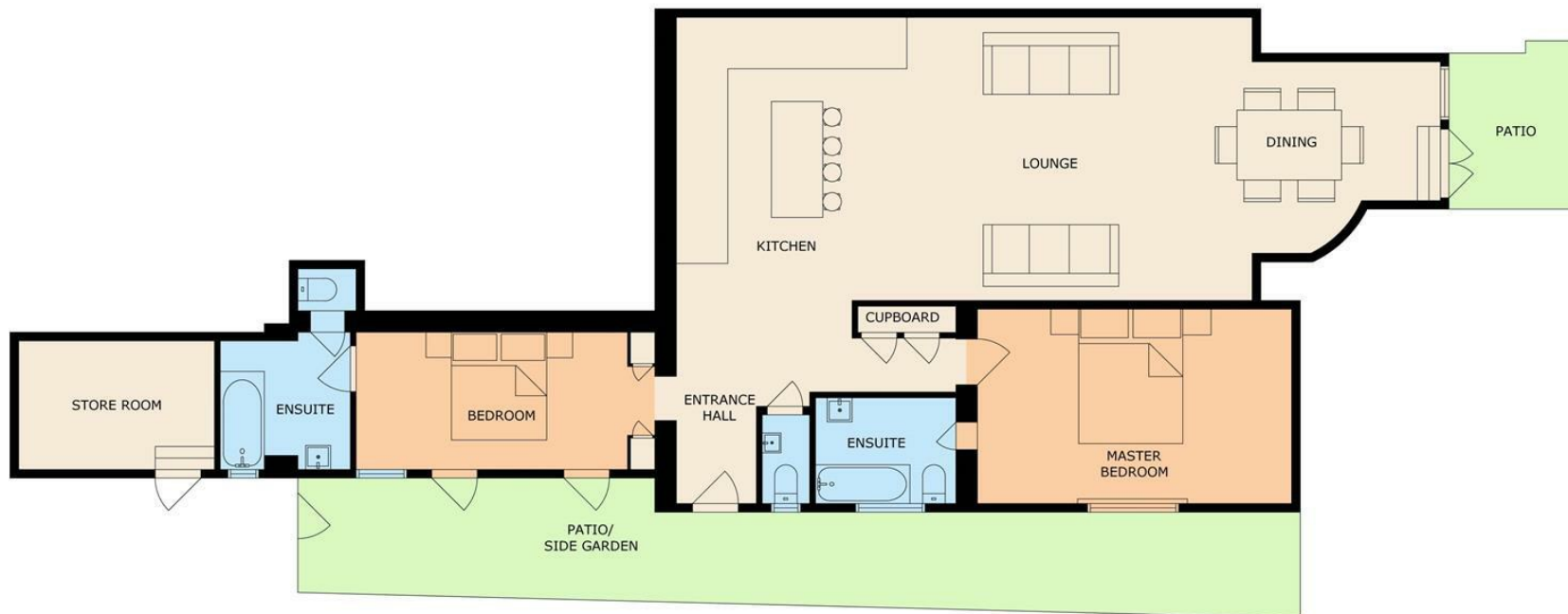




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GROUND FLOOR

## Proposed Floorplan

GROSS INTERNAL AREA 1322 SQ. FT

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and doors are approximate. Whilst every care is taken into the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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