



THE ESTATE COMPANY



## Haverstock Hill, London, NW3 2BE

Asking Price £669,950

- Two Bedrooms
- Private Terrace
- First Floor
- Belsize Park & Chalk Farm Underground Stations Close By
- 653 Sq Ft
- Share of Freehold
- Walking Distance to Belsize Park, Hampstead, Primrose Hill & Camden
- Sole Agent

22 Barkat House, 116/118 Finchley Road, London, NW3 5HT  
020 7372 5000

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# 70 Haverstock Hill, London NW3 2BE

A beautifully presented two bedroom apartment (653 sq ft), situated on the first floor of an elegant period house, on the lower slopes of Haverstock Hill.

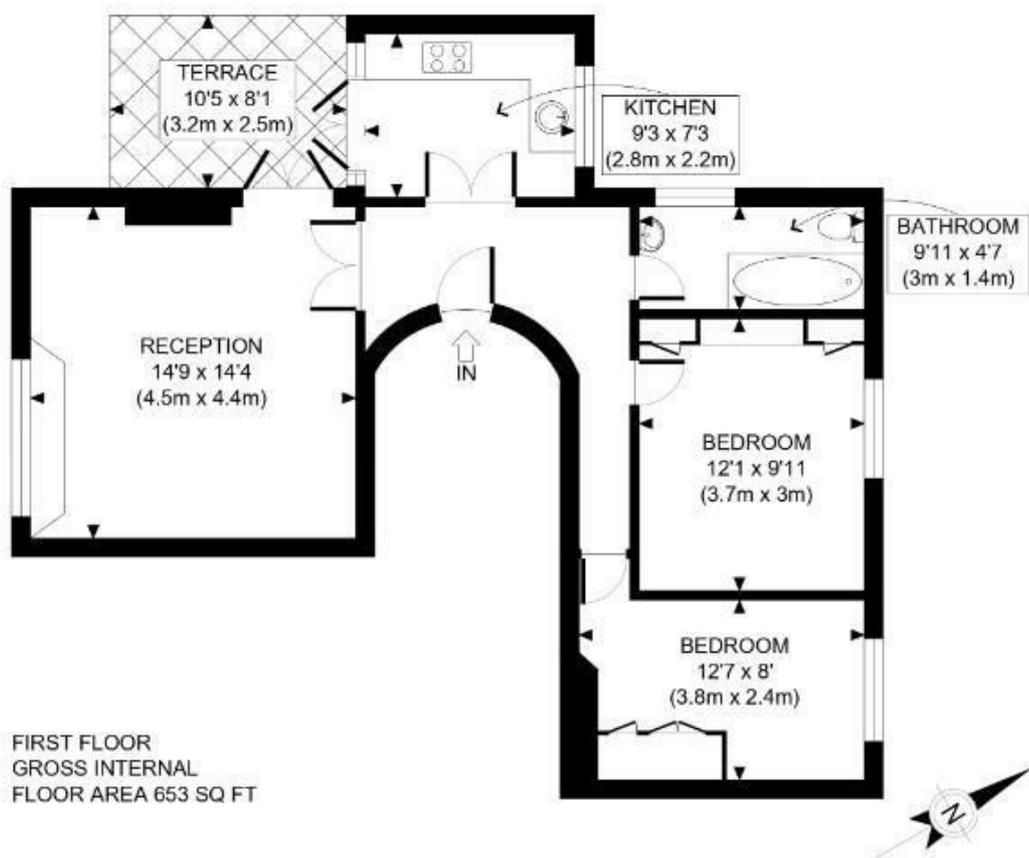
The apartment is in good decorative condition and benefits from a private terrace, as well as a share of freehold.

Ideally located within close proximity to the cafés and restaurants of Belsize Park, the property also offers easy access to both Belsize Park and Chalk Farm Underground stations (Northern Line). Hampstead, Primrose Hill, and Camden are all within a short walking distance.

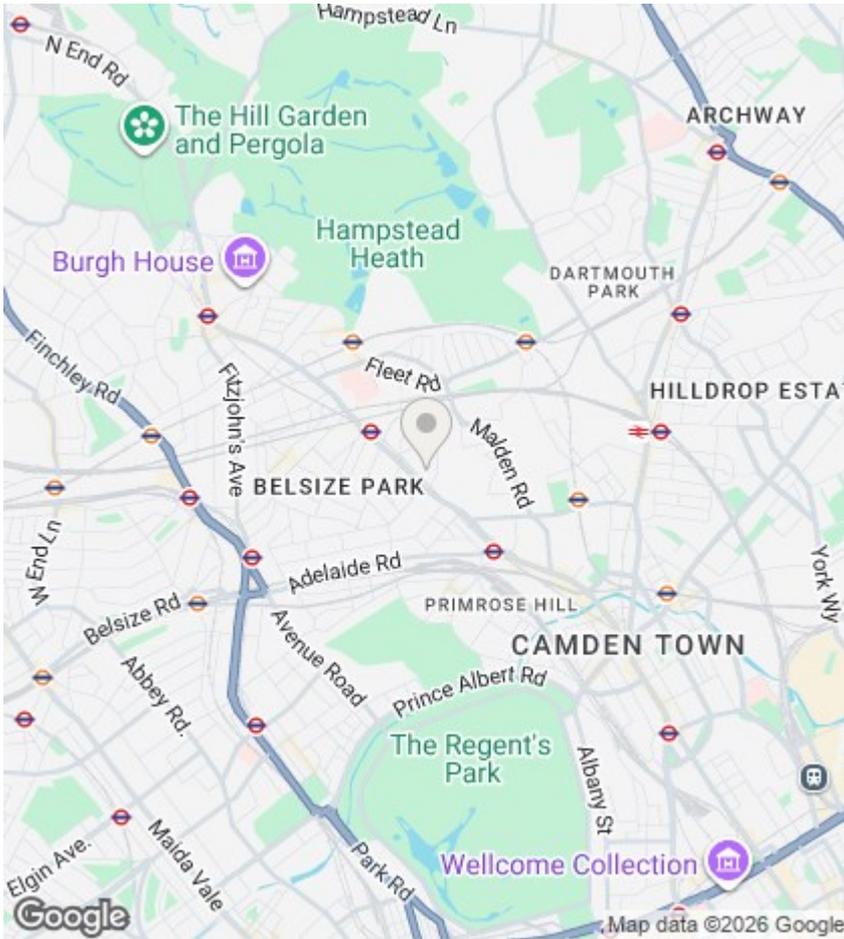


Council Tax Band:





This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



## Viewings

Viewings by arrangement only. Call 020 7372 5000 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	81
(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	