MATTHEW JAMES

Residential Sales • Lettings • Management









Belsize Crescent, London, NW3 5QU

£2,600 Per Calendar Month

This spacious and light one bedroom garden flat, very conveniently located on a quiet turning just minutes from the cafes, shops, restaurants and Underground Stations of Hampstead and Belsize Park (Northern Line) and within walking distance of the green open spaces of Hampstead Heath and Primrose Hill. Offered Unfurnished. Available from 21st November.

Lower Ground Floor Entrance
Accessed via exterior steps down to the flats front door. Sitting area to the front of the building.

Hallway
An 'L' Shaped hallway, featuring wood effect laminate flooring, built-in storage cupboard, inset spotlights and radiators.

Reception Room




Spacious lounge with wood effect laminate flooring, built-in storage cupboard, inset spotlights, radiators and doors leading giving access to a private paved courtyard area at the rear of the building.

Kitchen



Cream wall and base units with stainless steel fittings and white work surfaces incorporating a stainless steel sink and drainer with mixer tap. Other features include an integrated fan assisted oven/grill with four ring gas hob, dishwasher, undercounter fridge and freezer, part tiled walls, tiled flooring and casement windows overlooking the sitting area at the front of the building.

Bedroom




Large double bedroom with wood effect laminated flooring, two built in wardrobes/storage cupboards, windows to the front of the building, radiator and pendant light fitting.

Bathroom



White suite with chrome fittings featuring a panel enclosed bath with wall mounted shower attachment and glass shower screen, low flush W.C, pedestal wash basin, tiled walls and floor.

Courtyard Garden




A private and secluded paved courtyard space at the rear of the building accessed from the reception room

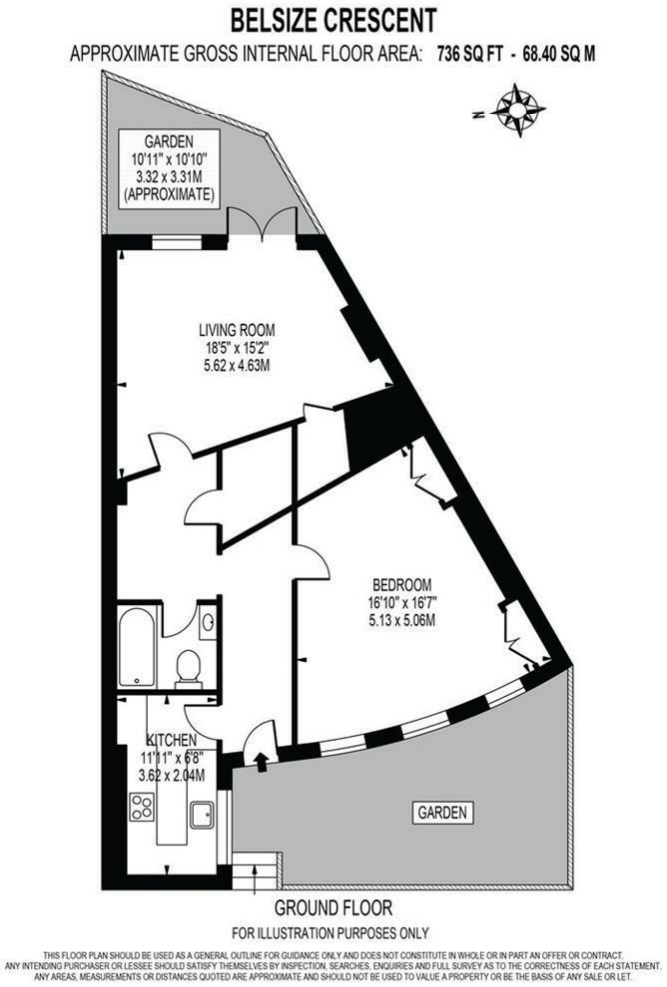
Exterior



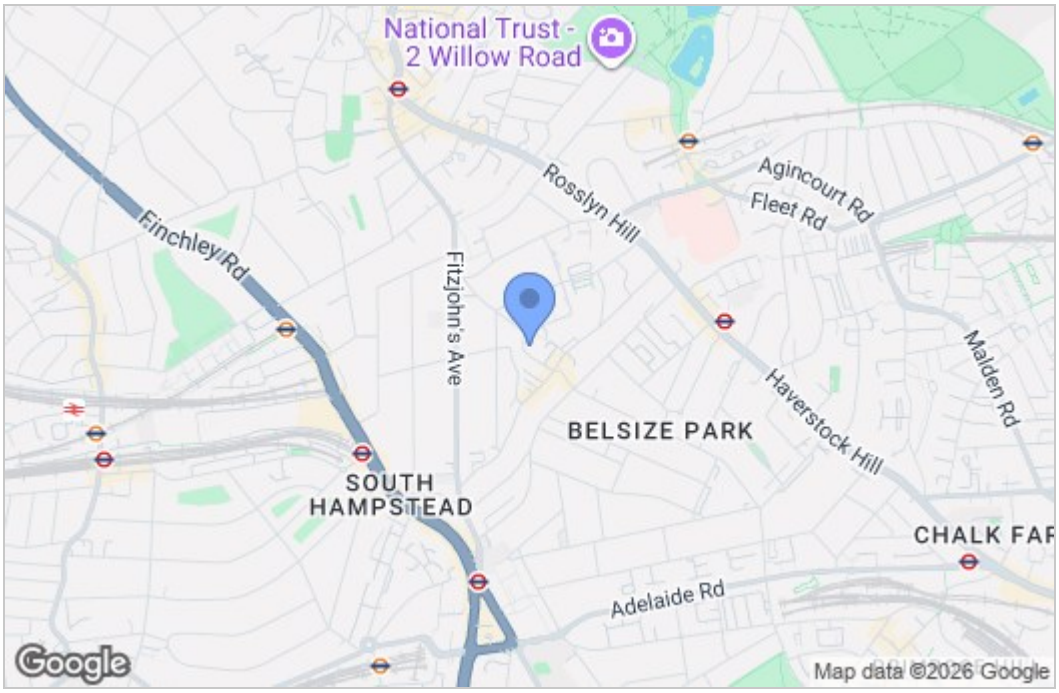
Sitting area to the front of the building.

Additional Information
Camden Council Tax Band F
Holding Deposit - Equivalent of 1 weeks rent e.g. 1 x £600 = £600
Total Deposit Level (Including Holding Deposit) - Equivalent of 5 weeks rent at agreed level e.g. 5 x £600 = £3,000

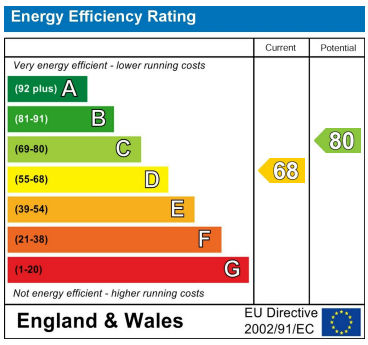
Floor Plan

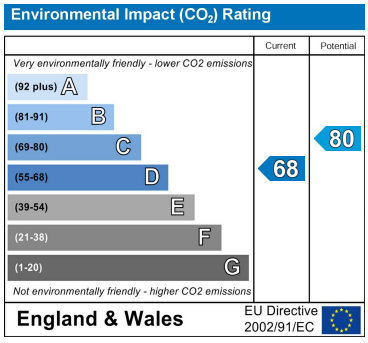


Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

43- 45 Fortess Road, Kentish Town, London, NW5 1AD
Tel: 020 7284 4343 **Email:** als@matthewjames.co.uk www.matthewjames.co.uk