



Hillfield Court Belsize Avenue

Belsize Park | London | NW3 4BJ

Price Guide £875,000



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A meticulously refurbished apartment arranged over 905 sq ft / 84 sq m on the third floor (lift) of this established portered building located in the heart of Belsize Park. All rooms feature pleasant views over greenery and gardens. Features include underfloor heating in the bathrooms, decorative detailing and high-specification kitchen and bathroom fittings as well as newly installed FENSA-registered double glazed windows.

Residents benefit from efficient portorage, parking (not allocated), communal gardens, communal heating and hot water. Hillfield Court is literally within a 5 minute walk (0.2mils) to Belsize Park Underground Station (Northern Line) and the numerous cafes, eateries and shops on Haverstock Hill and within 0.6mils from the open spaces of Hampstead Heath.

EPC: D

Council Tax: Band E - Camden

Leasehold: Approx 993 years remaining + Share of Freehold

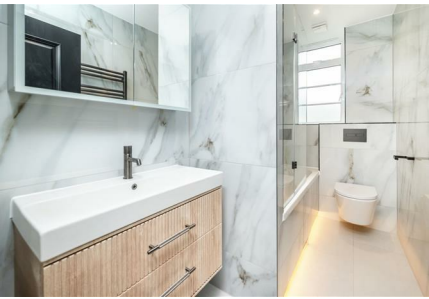
Service Charge: Approx £6,500 pa (including dividend) and contribution towards reserve/sinking fund.

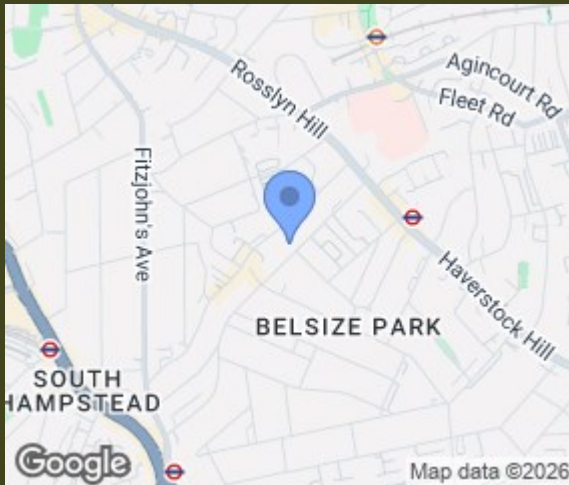
- Newly Refurbished
- 2 Double Bedrooms
- Separate Bathroom
- Large Living Room
- Portorage & Communal Gardens
- Belsize Park Station
- Ensuite Shower Room
- Bespoke Fitted Kitchen
- Lift
- Parking



A meticulously refurbished apartment arranged over 905 sq ft / 84 sq m on the third floor (lift) of this established portered building located in the heart of Belsize Park. All rooms feature pleasant outlooks over greenery and gardens. Features include underfloor heating in the bathrooms, enhancing comfort and luxury, as well as newly installed FENSA-registered double glazed windows.

Residents benefit from efficient portorage, parking (not allocated) and communal gardens. Hillfield Court is literally within a 5 minute walk (0.2mls) to Belsize Park Underground Station (Northern Line) and the numerous cafes, eateries and shops on Haverstock Hill and within 0.6mls from the open spaces of Hampstead Heath.





Energy Efficiency Rating

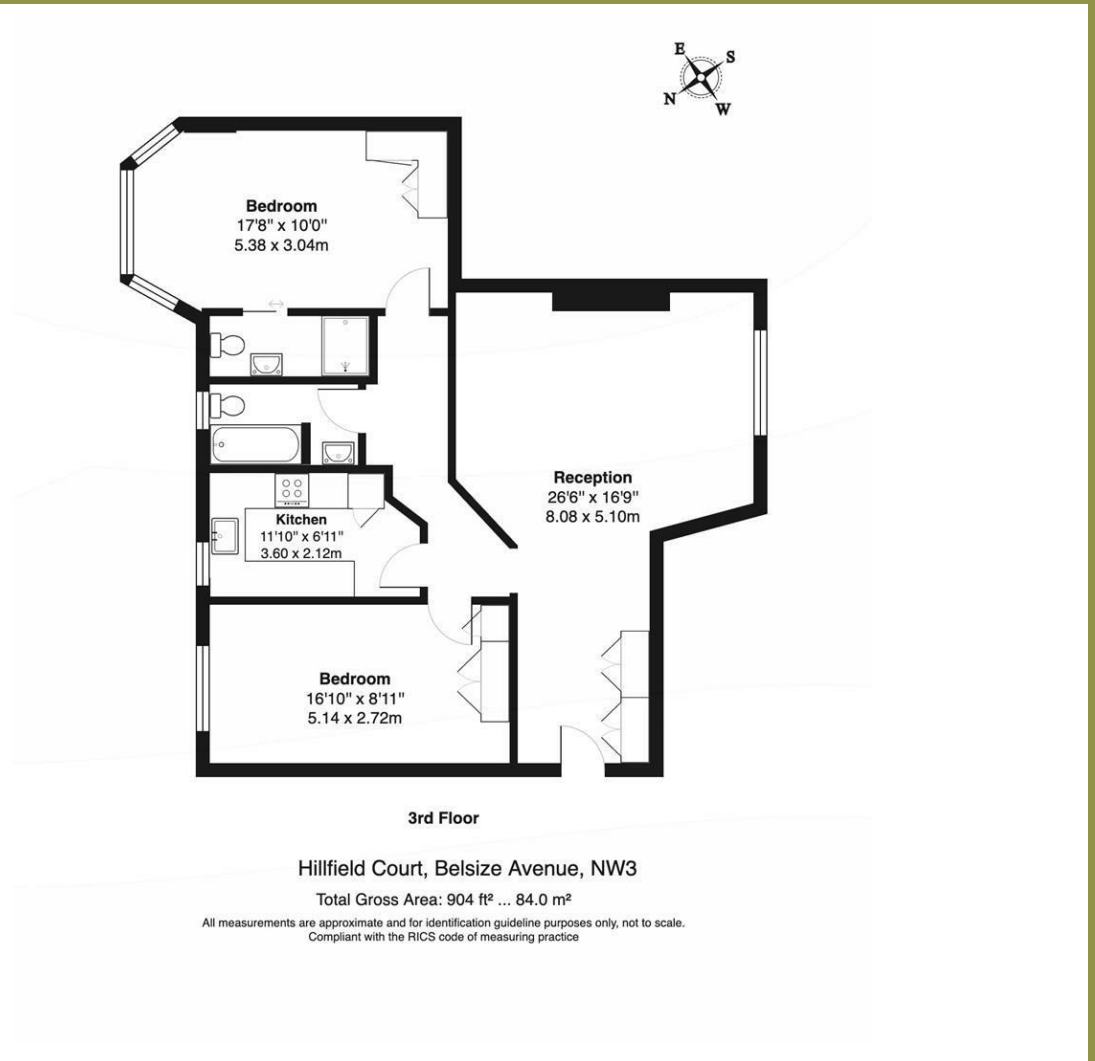
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Leasehold - Share of Freehold

Council Tax Band

EPC Rating D

IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).



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