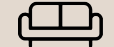





Belsize Park Gardens | London | NW3

Asking price £1,400,000 | Leasehold - Share of

Freehold

 3  2  1  D

ADN
RESIDENTIAL

A fabulous and generously proportioned three-bedroom duplex apartment arranged over the upper floors of a magnificent stucco-fronted period house on one of Belsize Park's most desirable addresses. Offering approximately 1,507 sq. ft. of well-balanced accommodation, the property combines elegant period features with excellent lateral living space.

The home boasts a bright and spacious 25'1 x 14'6 reception room, complemented by high ceilings, wood flooring, and a feature fireplace. A large kitchen/dining room provides an ideal setting for entertaining, while the principal bedroom benefits from direct access to a sunny south-facing decked roof terrace. Two further bedrooms include a well-sized double with en suite shower room and an additional smaller bedroom. The property also offers a family bathroom, guest WC, and extensive eaves storage throughout.

Presented in good condition and offering a share of freehold, the apartment is ideally located moments from the shops, cafés, and restaurants of Belsize Village, England's Lane, and Haverstock Hill. Belsize Park Underground Station (Northern Line) is approximately 0.3 miles away, with Swiss Cottage also within easy reach. The open green spaces of Primrose Hill and Hampstead Heath are close by, providing excellent recreational options.

Tenure: Share of Freehold
Leasehold - 949 Years Remaining
Service Charge: £2,400 Per Annum

- Three Bedrooms
- Two Bathrooms
- Terrace
- Dulpex Apartment
- Spacious Reception Room
- Eat In Kitchen
- Guest W/C
- Share Of Freehold

Council Tax Band: E
EPC: D







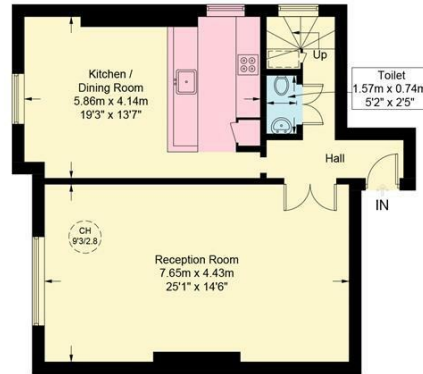
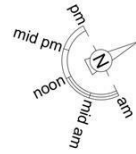




Belsize Park Gardens, NW3

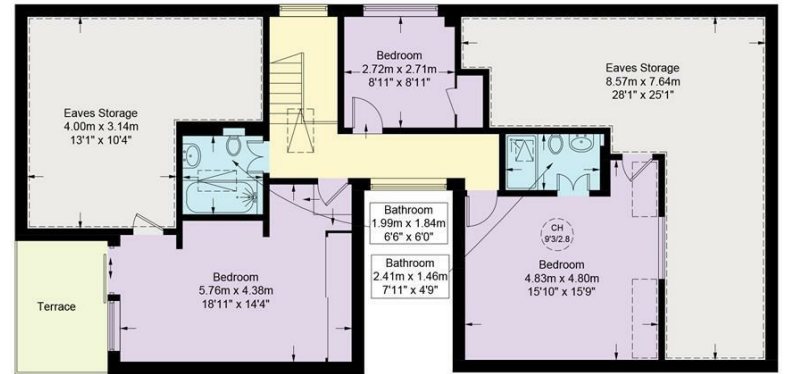
Approximate Gross Internal Area = 2181 sq ft / 202.6 sq m
(Including Restricted Height / Eaves)

Restricted Height = 674 sq ft / 62.6 sq m



Second Floor

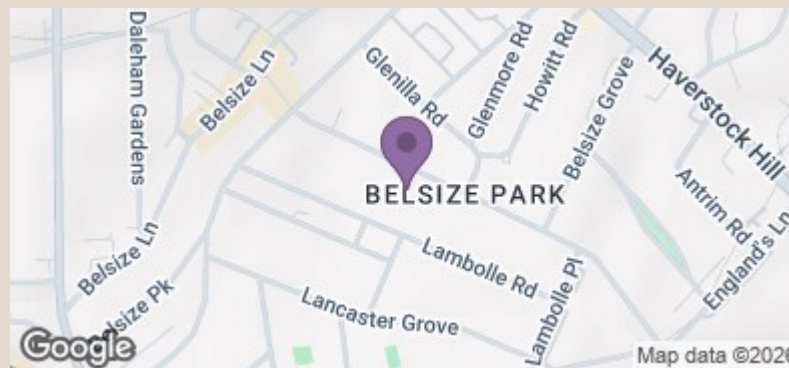
⊞ = Reduced headroom below 1.5m / 5'0"



Third Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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