



TAYLOR GIBBS
Residential Sales, Lettings & Management Agents

Haverstock Hill, Belsize Park, NW3
Price £4,500 pcm - To Let

Suitable for 4 professional sharers or a family - An extremely spacious four bedroom first floor mansion flat situated only moments away from Belsize Park Underground Station. Boasting wooden floors throughout and double glazed windows, the accommodation comprises a spacious reception room, separate fitted kitchen with space for dining, four bedrooms and two shower rooms. The property is ideally located in the heart of Belsize Park and the multiple amenities available on Haverstock Hill are only moments away.

Material Information:

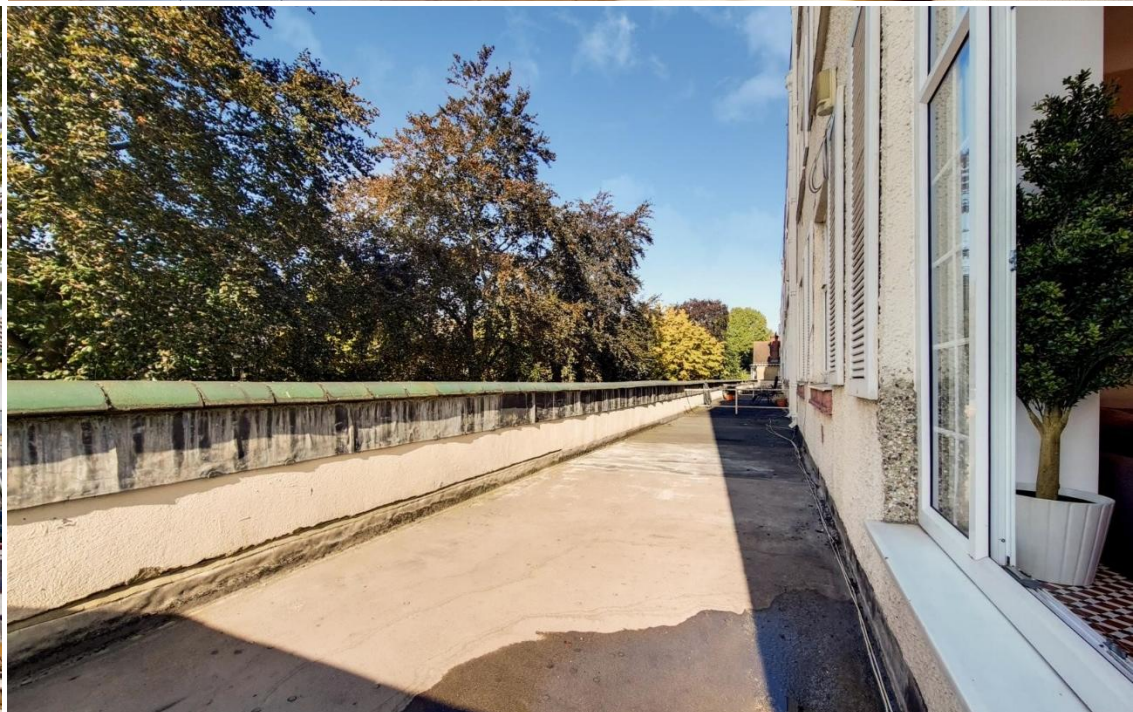
The property has gas central heating and fibre broadband is available. The building is serviced by electricity, mains water and sewerage, and mobile phone coverage is available. There is street parking on the nearby roads with restrictions between 9am - 6:30pm, Monday to Friday, and 9:30am - 1:30pm on Saturdays.

Please note that £4,500 per calendar month is the equivalent of £1,038.46 per week

Council Tax: Camden Band F

Tenancy Term: 12 months or longer

Approx. Floor Area: 1082 sqft (101 sqm)





— First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROSS INTERNAL AREA (GIA)
The footprint of the property
100.60 sqm / 1082.85 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes cellars, covered balconies
96.15 sqm / 1034.99 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited clear area under 1.8m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

AREA 36 RESIDENTIAL: 100.30 sqm / 1105.45 sqft
AREA 30 RESIDENTIAL: 96.68 sqm / 1042.76 sqft

SPID ID: 654462651671206896w1651



