



**STEELES ROAD**  
**BELSIZE PARK, NW3**



**GUIDE PRICE £3,500,000**

**JOINT SOLE SELLING AGENT**

**FREEHOLD**

A striking garden maisonette in one of Belsize Park's most coveted roads.

The property, which is accessed via a sculptural cantilevered staircase or via the side at the lower level, is a light filled and simply stunning Sevil Peach, architect designed duplex apartment occupying the raised ground and lower ground floors of a handsome detached Grade II listed Victorian house.

Originally constructed, c1873, for Frederick Barnard (an illustrator of Charles Dickens' books), it forms part of a group of five artists' houses, and features the original 25' double volume artist's studio which leads directly out on to substantial westerly facing private rear garden.

Comprising approximately 2334 square feet (216 sq. m.), the property has essentially been converted into a spacious one/two bedroom retreat, with both living and work spaces. The complete renovation has brought in the purity of the modernist architectural/design ethos with clear lines, solid wood and limestone flooring as well as custom designed entertaining, recreation and storage areas. The luxury amenities include a Japanese bath, an integrated Sonos sound system and Lutron lighting throughout.

On the raised ground there is a beautiful drawing room/second bedroom and a spacious Bulthaup kitchen/dining room with Gaggenau and Wolf appliances, which provides direct access via a terrace, on to the garden.

On the lower floor there is an indulgent principle bedroom suite with a capacious en suite dressing room and bathroom/shower room providing access via floor to ceiling glass pocket doors to a lower terrace and the garden. In addition the property benefits from a guest WC, separate shower room, utility cupboard and a private front garden and extensive storage.

Steeles Road is conveniently positioned within 0.2 miles of the eclectic mix of shops, cafes and restaurants found on England's Lane and is located within easy reach of both the Jubilee (Swiss Cottage 0.5 miles) and Northern Lines (Belsize Park & Chalk Farm (0.5 miles). Primrose Hill is also short walk away as is Hampstead Village and the Heath.

### **ACCOMMODATION & AMENITIES**

**ENTRANCE HALL, GUEST WC, ARTIST'S STUDIO/RECEPTION ROOM, DRAWING ROOM/BEDROOM TWO, KITCHEN/DINING ROOM, PRINCIPLE SUITE, SEPARATE UTILITY AREA, PRIVATE FRONT GARDEN, TERRACE, PRIVATE REAR GARDEN, COUNCIL TAX: CAMDEN BAND H, EPC RATING: E50**









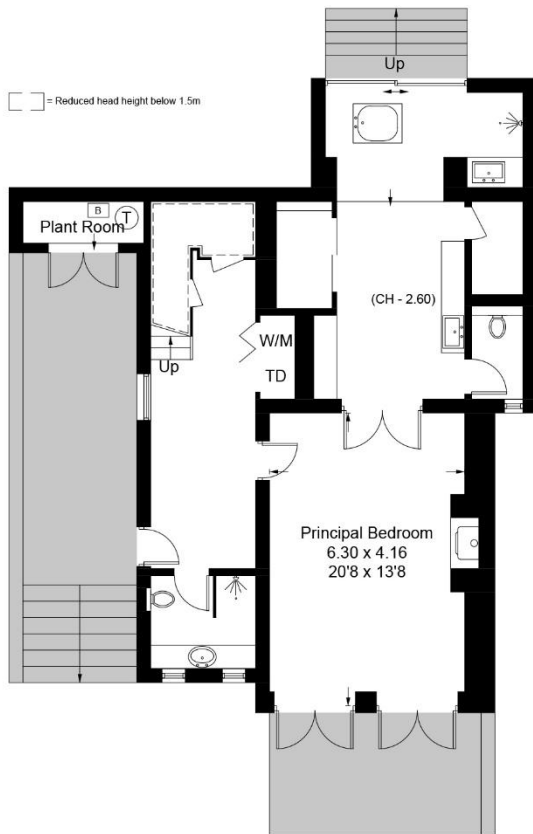
# Steeles Road, NW3

Approximate Area = 216.8 sq m / 2334 sq ft

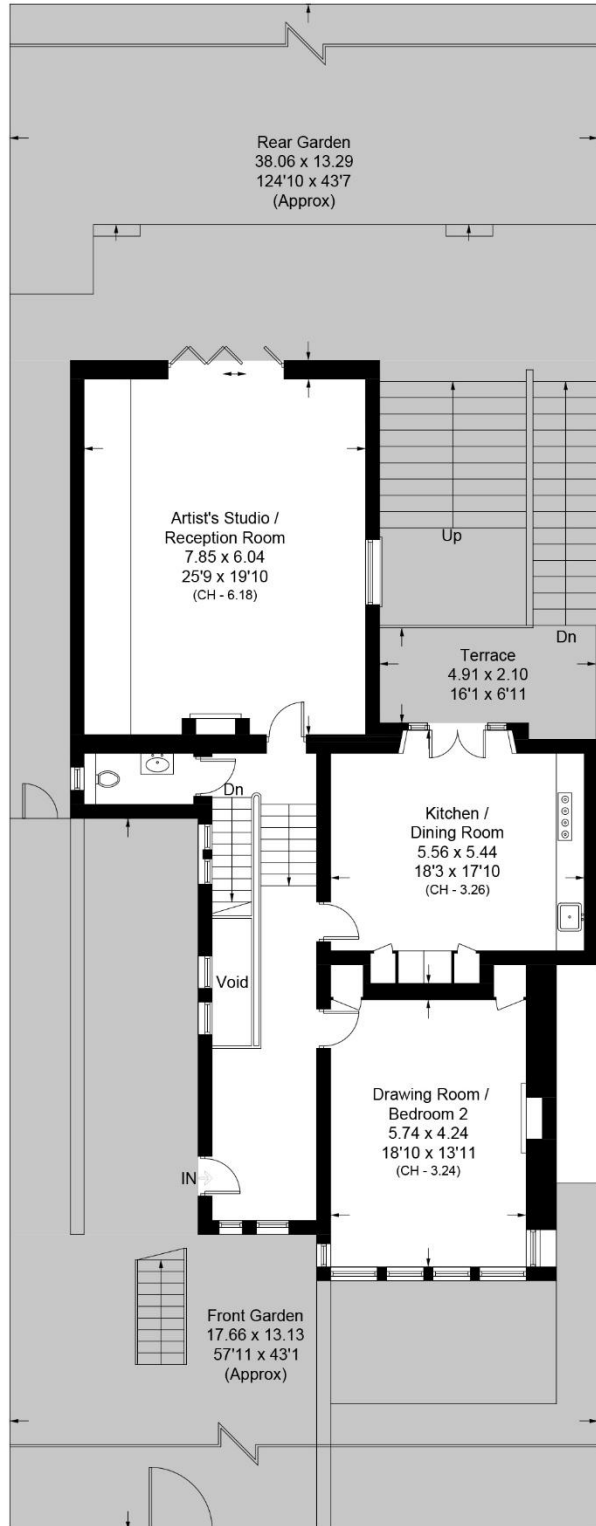
Plant Room = 2.3 sq m / 25 sq ft

Total = 219.1 sq m / 2359 sq ft

Including Limited Use Area (4.5 sq m / 48 sq ft)



**Lower Ground Floor**



**Raised Ground Floor**

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.













