



# Gilling Court

Belsize Grove, Belsize Park NW3

Guide Price £379,000

A one bedroom ground floor flat comprising 420 square feet. The property benefits from a communal garden, a share of the freehold and a lease being extended to 999 years.

Gilling Court is superbly located on Belsize Grove in Belsize Park, immediately off the main High Street, offering access to numerous shops, cafes, restaurants and a cinema. Belsize Park Underground (Northern Line) is located just 0.1 miles away. Sole agent.

**CHESTERTONS**





# Gilling Court

Belsize Grove, NW3

- One bedroom ground floor flat
- 14' x 14' reception room
- Close to shops and transport links
- Share of freehold
- Lease being extended to 999 years





**Tenure:** Share of Freehold and a lease with 48 years remaining but being extended.

**Service Charge:** £3,842 per annum including heating and hot water

**Ground Rent:** £0

**Local Authority:** Camden

**Council Tax Band:** D

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 86 D    | 77 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### *Chestertons Hampstead Sales*

55-56 Hampstead High Street

Hampstead

NW3 1QH

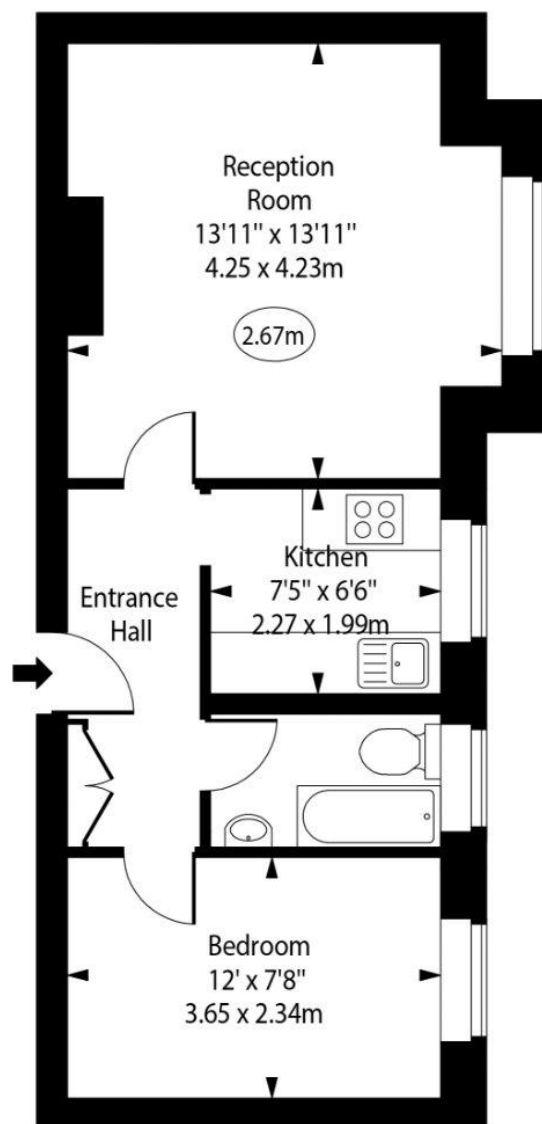
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Gilling Court,  
Belsize Grove,  
Belsize Park, NW3

○ - Ceiling Height



Ground Floor

Approx Gross Internal Area      420 Sq Ft - 39.02 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.  
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and  
for illustrative purposes only. Measured according to the RICS. Not To Scale.

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Prepared for Chestertons

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