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# Belsize Road, South Hampstead, London, NW6

## Offers In Excess Of £2,000,000



A charming end of terrace four-bedroom period home, spanning circa 2,400 square foot of internal living space and a tranquil rear garden. Located on a popular residential street in South Hampstead

Set over three floors, the property retains a wealth of period character, including ceiling roses, fireplaces, and high ceilings, whilst offering excellent scope & potential. Accommodation comprises a large double reception room, a well-appointed kitchen with ample storage, four generous bedrooms, three bathrooms, and an additional cloakrooms. The home further benefits from a private garden. This would make an ideal family home.

Offering fantastic transport links including South Hampstead Station (0.1 miles) & Swiss Cottage Station (0.3) miles. Further, there a numerous amenities located along Finchley Road.

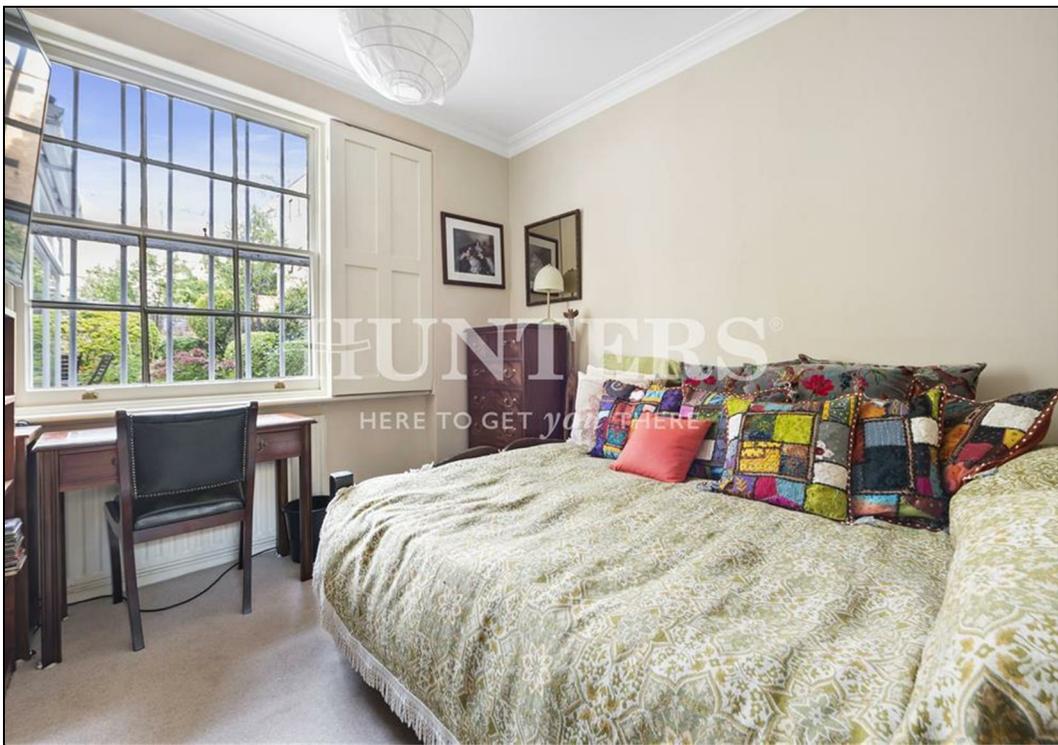


## KEY FEATURES

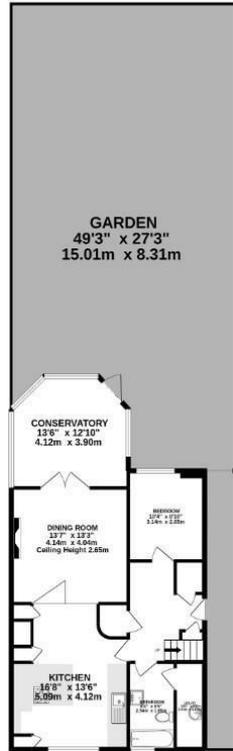
- Victorian End of Terrace Family Home
- Four bedrooms, three bathrooms and three reception rooms
- Over 2,384 sq.ft of internal living space
- Period features throughout including a 10ft ceiling height
  - Recently modernised kitchen
  - Private 50ft rear garden
- Close proximity to South Hampstead Overground station
  - Conservation area



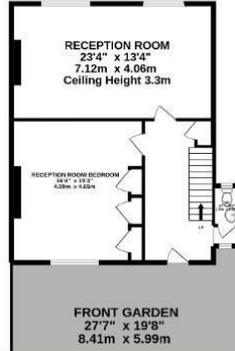




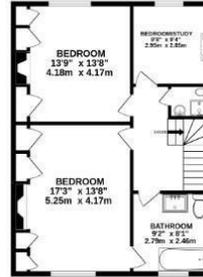
LOWER GROUND FLOOR



RAISED GROUND FLOOR

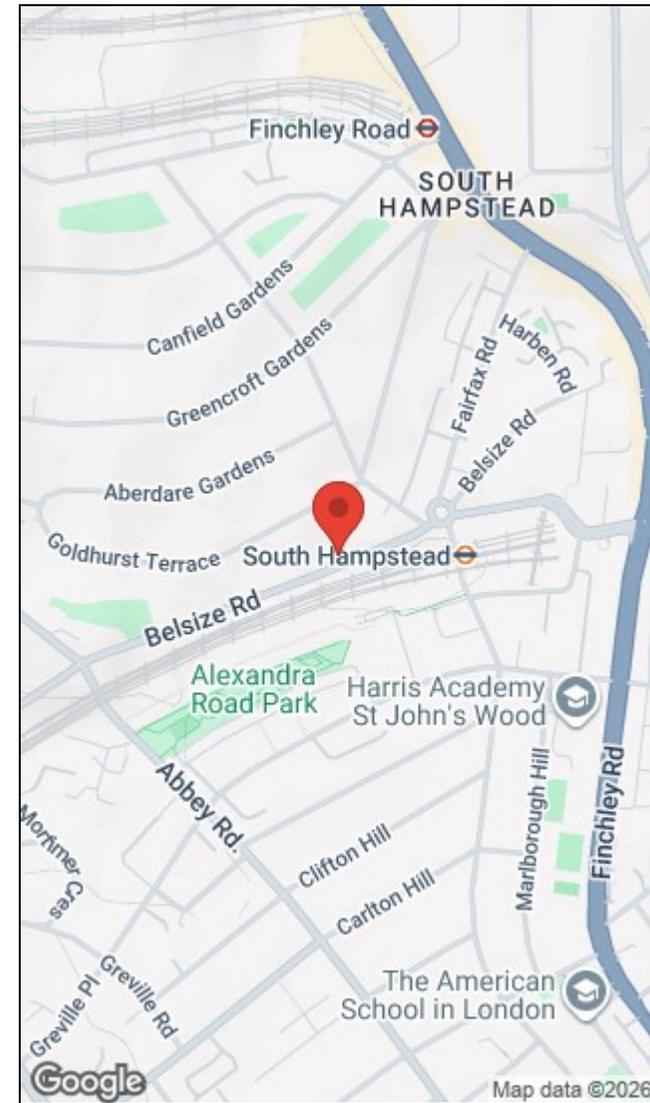


FIRST FLOOR



TOTAL FLOOR AREA : 2384sq.ft. (221.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with MetreX 5/2022



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	80		
	63		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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