



# Straffan Lodge

Belsize Grove, NW3

Asking Price £850,000

A two double bedroom second floor flat with the huge benefit of a garage, a lift and the use of a large west facing communal garden.

This property is offered chain free and is situated within a well-regarded and exceptionally well located purpose built block in central Belsize Park.

Belsize Park Underground (Northern Line) and the High Street are located just 0.4 miles away. England's Lane offering a cosmopolitan mix of shops, cafes and restaurants is located 0.2 miles away, the open acres of Primrose Hill are located half a mile away and Swiss Cottage Underground (Jubilee Line) is 0.6 miles away. Sole agent.

An off-street parking space is available by separate negotiation.





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- Second floor
- Two bedrooms
- 836 square feet
- 25'10 reception room
- Large communal garden
- Garage
- Lift





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**Tenure:** Leasehold 143 years 2 months remaining as of January 2026.

**Service Charge:** £7,000 per annum including heating and hot water.

**Ground Rent:** £0

**Local Authority:** Camden

**Council Tax Band:** E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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### *Chestertons Hampstead Sales*

55-56 Hampstead High Street

Hampstead

NW3 1QH

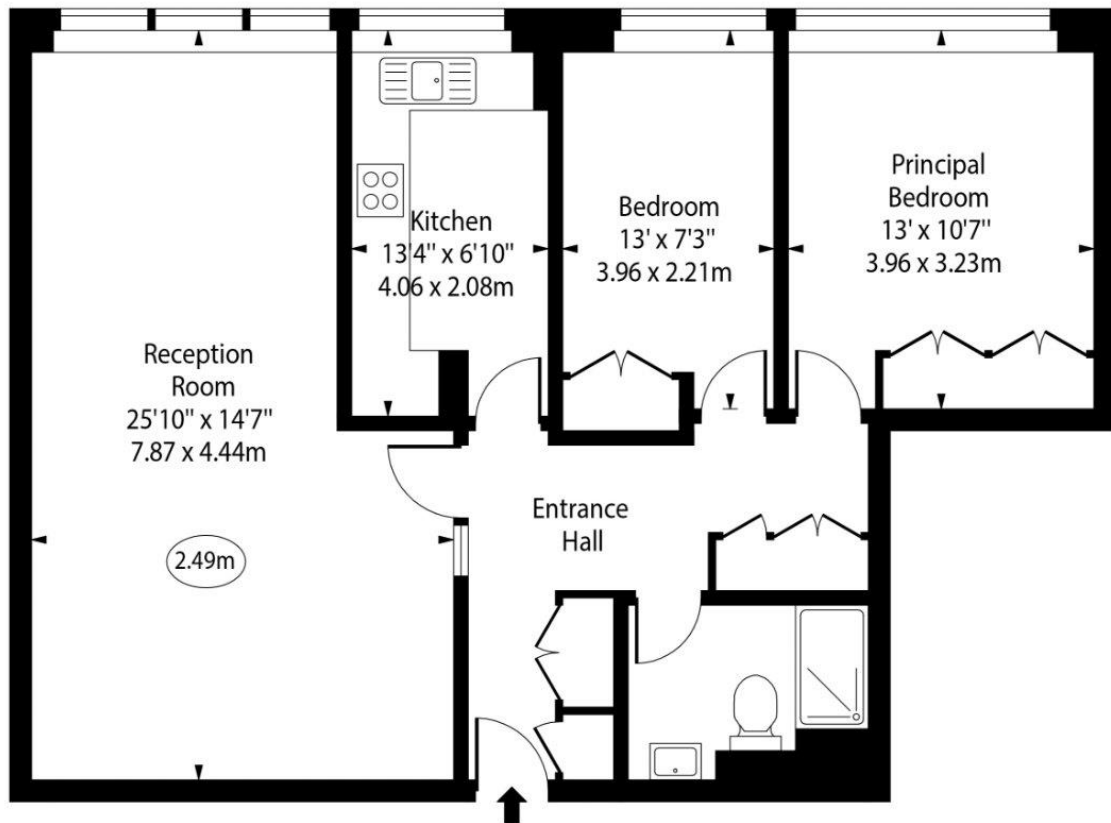
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# **Straffan Lodge, Belsize Grove, NW3**

○ - Ceiling Height



**Second Floor**

**Approx Gross Internal Area      836 Sq Ft - 77.66 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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