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# Belsize Road, South Hampstead, London, NW6

## Offers In Excess Of £700,000



This stunning two-bedroom apartment, situated on the fifth floor of a modern, newly built development on Belsize Road. Spanning approximately 890 sq. ft., the property further benefits from a private south-west facing balcony.

The apartment comprises a bright and spacious open-plan reception and dining area, enhanced by floor-to-ceiling windows which flood the space with natural light. There are two well-proportioned bedrooms with built-in storage, including a principal bedroom with en-suite, alongside a contemporary family bathroom.

Finished to a high specification throughout, the property features integrated appliances, hardwood flooring, underfloor heating, and a video intercom system. The private balcony offers an excellent outdoor space with far-reaching views across the city.

The development benefits from lift access, concierge service, added security, and a convenience store on-site.

Ideally located on Belsize Road, the property is within close proximity to excellent transport links including South Hampstead Overground (Mildmay Line), Kilburn Park (Bakerloo Line), and West Hampstead (Jubilee, Thameslink, and Overground).

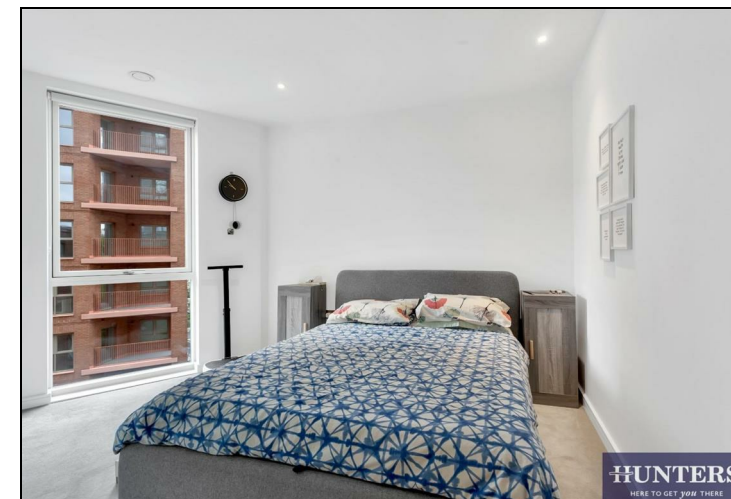
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## KEY FEATURES

- Two Bedroom Two Bathroom Fifth Floor Apartment
  - Lift access
- Concierge, video intercom and security
  - South-West facing private balcony
  - Underfloor heating
- Integrated appliances and ample storage throughout
- Long lease attached and low service charge

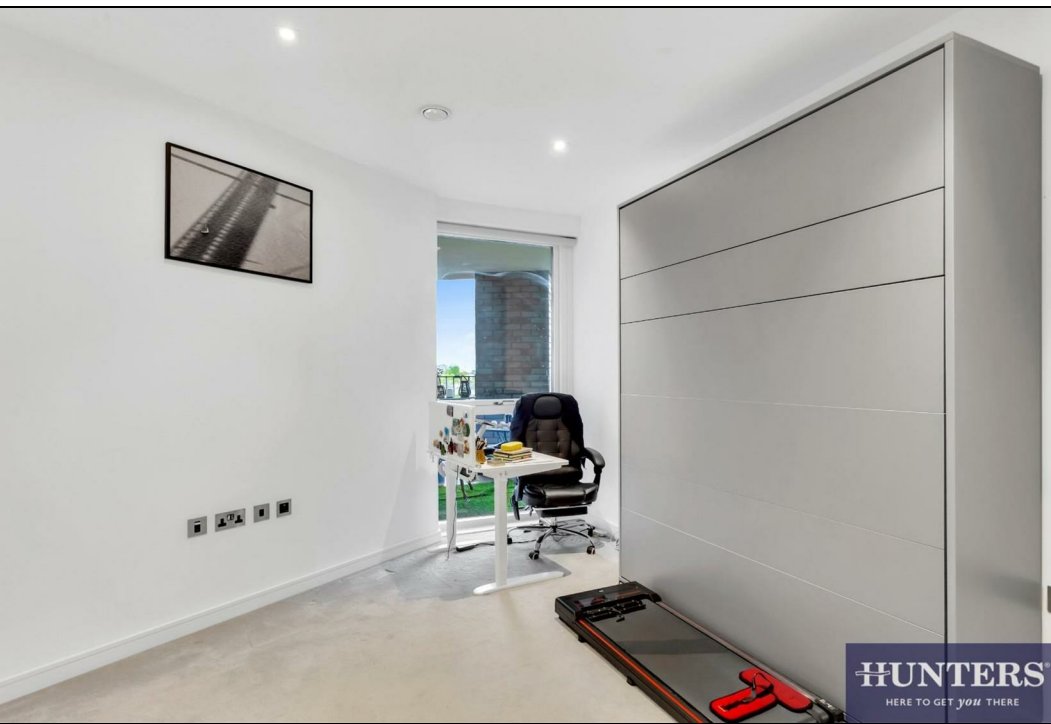




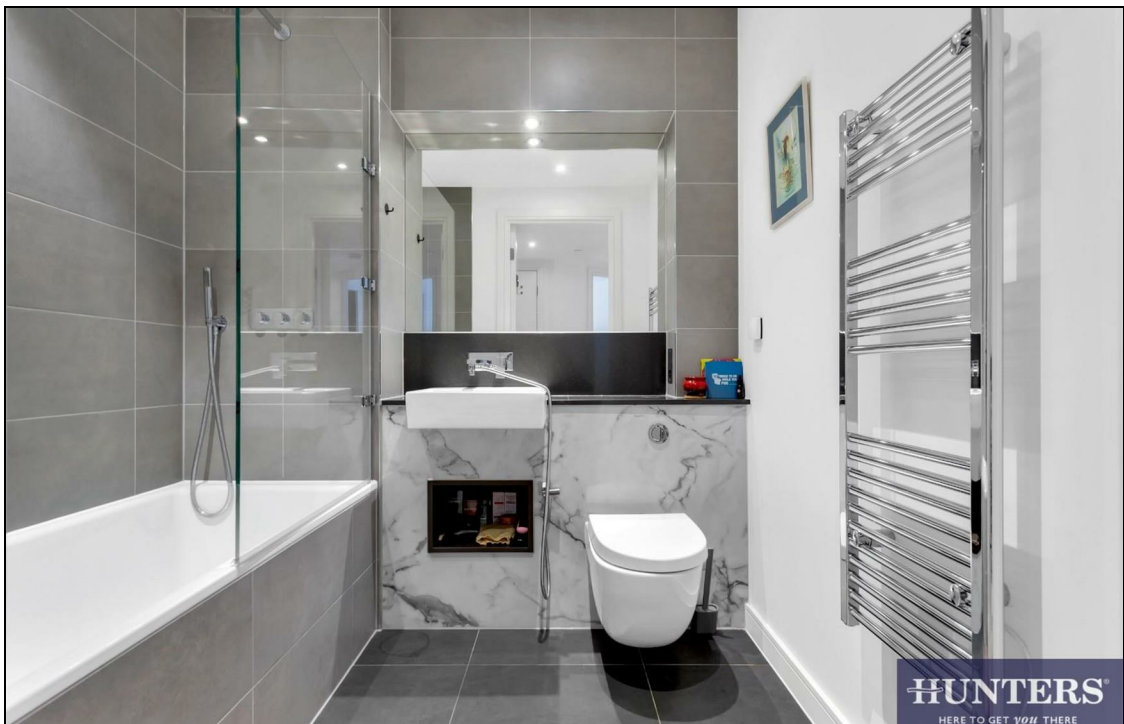
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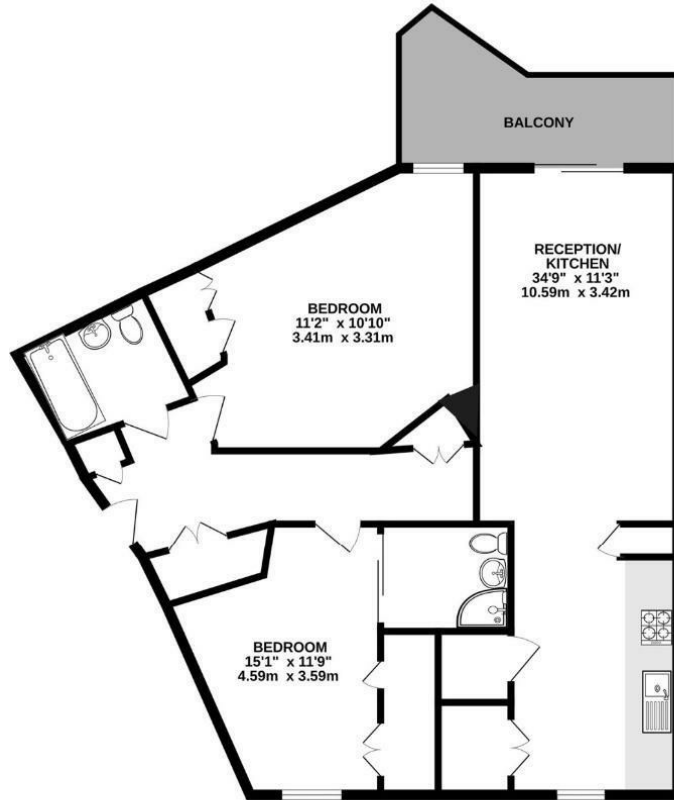


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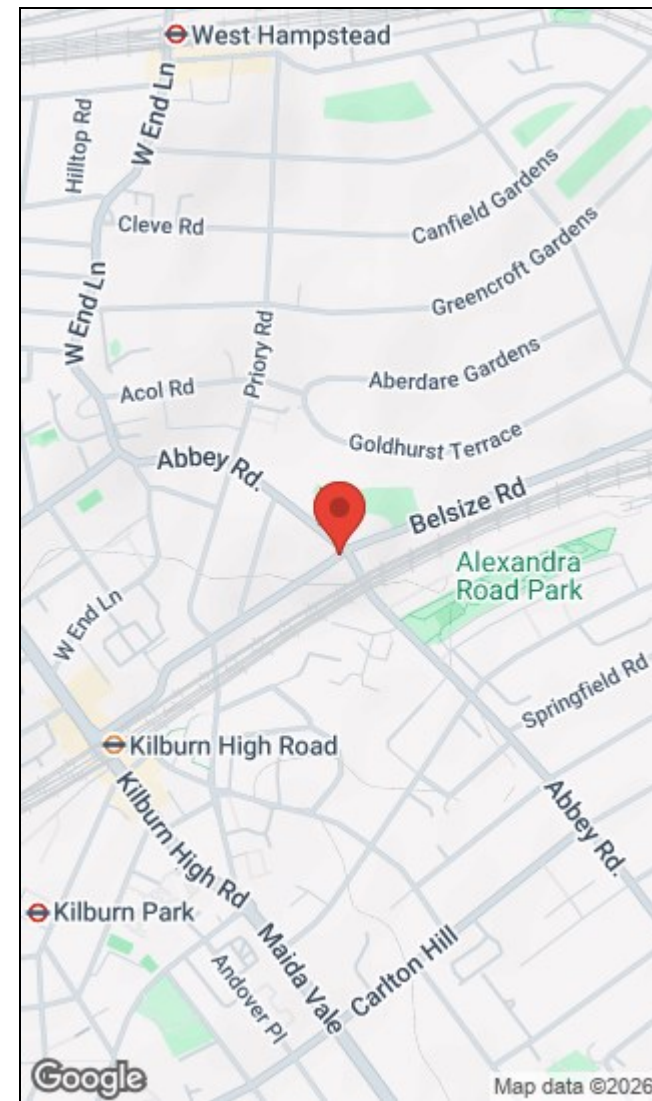
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FIFTH FLOOR  
895 sq.ft. (83.1 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.1 sq.m.) approx.

While 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>90</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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