



GABY TANG

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FOR ENQUIRIES QUOTE REF: GT-1405

3 3 2

Belsize Park, London, NW3

Asking Price £2,500,000

Share of Freehold (underlying lease expires 29.09.2991)

Ground Rent : Nil

Service Charges : Ad hoc

- 3 Bedrooms
- 3 Bathrooms
- Reception Room
- Kitchen/Family Room
- Landscaped Communal Gardens
- Private Entrance
- Duplex Maisonette
- 2683 sq ft | 249 m2



Of magnificent scale, this substantial duplex maisonette offers expansive and versatile living across 2683 sq ft (249.3 m2) within an attractive Victorian building in Belsize Park. The heart of this home is the impressive 609 sq ft (56.6 m2) open plan kitchen/family room, stretching the width of the building and providing direct access to beautifully landscaped communal gardens. The accommodation further comprises an elegant reception room with a feature fireplace and detailed ceiling cornice, three well-proportioned bedrooms, and three bathrooms. Additional features include a private entrance, a striking staircase, high ceilings, and an abundance of ornate period features.

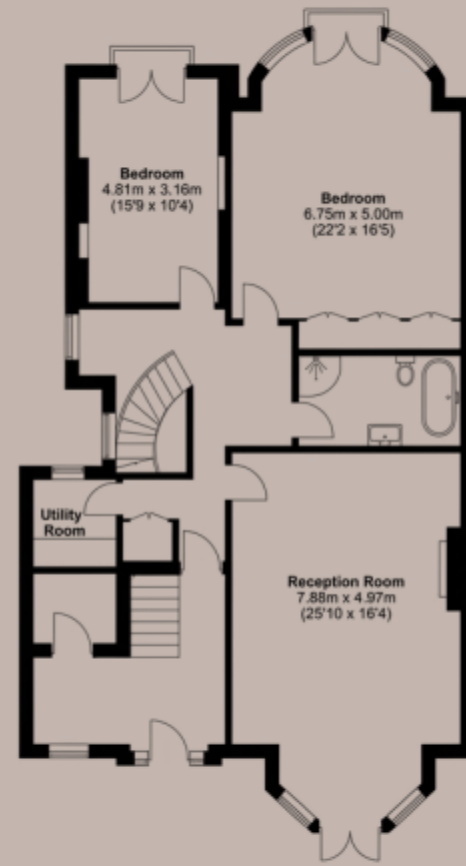
Ideally situated in the Belsize Conservation Area, on one of the area's premier, tree-lined residential streets, residents benefit from effortless proximity to a vibrant collection of independent boutiques, artisan bakeries, and gourmet restaurants. London's celebrated green spaces are within easy walking distance; the rolling acres of Hampstead Heath lie just to the north, while the panoramic city views of Primrose Hill and Regent's Park are a short stroll to the south.

Connectivity: Belsize Park Underground Station (Northern Line, Zone 2) is minutes away on foot, providing rapid and direct access into the City and the West End. Further transport options include Swiss Cottage Underground Station (Jubilee Line) and Hampstead Heath Railway Station (London Overground), opening up cross-London routes. A comprehensive network of 24-hour bus routes further enhances this address as an exceptionally well-connected base.





Lower Ground Floor



Raised Ground Floor

Total area (approx.): 249.3 sq. m (2,683.3 sq. ft)

exP World UK Limited is a registered company at c/o Corporation Service Company (UK) Limited, 114 St. Martin's Lane London WC2N 4BE.

Registered company number is 12016573. VAT Registration Number is 327 4120 29

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

69

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EU Directive 2002/91/EC