



Belsize Crescent | London | NW3

£575,000 | Leasehold

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ADN
RESIDENTIAL

Situated on the sought-after Belsize Crescent, in the heart of the ever-popular Belsize Village, this charming one-bedroom period apartment occupies the top (third) floor of an attractive period building.

The property features a bright and spacious reception room with direct access to a private south-facing balcony, flooding the apartment with natural light and providing an ideal space to relax or entertain. The separate fully fitted kitchen is well-equipped with ample storage and workspace.

The generous double bedroom benefits from built-in wardrobes, while the fully tiled bathroom is practical and well-presented

Perfectly positioned just moments from the boutiques, cafés and restaurants of Belsize Village, with excellent transport links and the open green spaces of Hampstead Heath nearby, this delightful apartment offers an excellent opportunity for professionals, first-time buyers or investors alike.

Tenure: Leasehold - 94 Years Remaining
Annual Service Charge - £3,446.00 Per Annum
Annual Ground Rent: £200 Per Annum

- One Bedroom
- Kitchen
- Balcony
- Reception Room
- Bathroom
- Prime Location

Council Tax Band: D
EPC: C



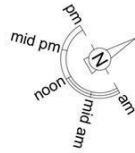




Belsize Crescent, NW3

Approximate Gross Internal Area = 534 sq ft / 49.6 sq m

Restricted Height = 60 sq ft / 5.6 sq m



= Reduced headroom below 1.5m / 5'0"



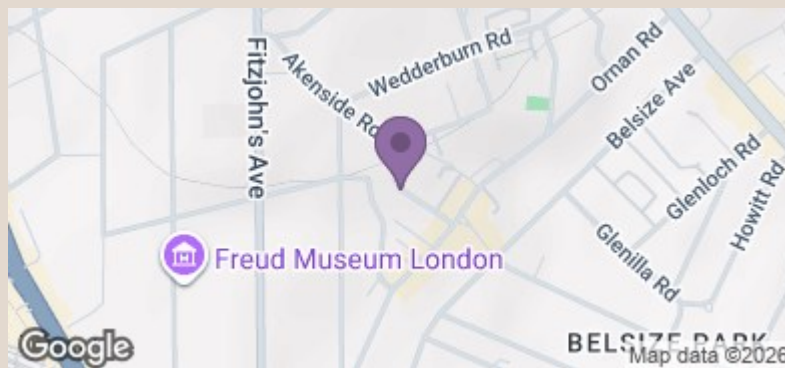
Third Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Certified Property Measurer



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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