



Howitt Road

Belsize Park, NW3

Asking Price £1,500,000

A beautifully presented and generously proportioned four bedroom, three bathroom garden flat, ideally situated on Howitt Road in the heart of Belsize Park, just 0.1 miles from Belsize Park Underground Station (Northern Line).

Arranged over the lower ground floor and ground floor of the attractive terraced house, the property offers 1,555 square feet of versatile living accommodation and direct access to a private decked south facing garden.

The ground floor provides an impressive open-plan reception room and kitchen, with excellent proportions and direct access to a bright conservatory. The contemporary kitchen is fitted with a range of sleek wall and base units, marble work surfaces and integrated appliances.

One of the property's standout features is the substantial private rear garden with decking. The garden provides an excellent space for entertaining, outdoor dining and relaxation, while the conservatory creates a seamless connection between the indoor and outdoor areas.

The property is located 0.1 miles from the cafés, restaurants and independent shops of Belsize Park and Belsize Park Underground (Northern Line). The open acres of Primrose Hill and Hampstead Heath are both located approximately 0.6 miles from the property.



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- Four bedroom garden duplex flat
- One bathroom & two further shower rooms
- 22'5 x 18'6 reception room
- Private decked south facing garden
- 01 miles to the Northern Line
- 01 miles to the High Street
- Share of freehold & a 987 year lease
- Chain free



Tenure: Share of Freehold and a lease with 987 years remaining

Service Charge: £1,000 per annum

Ground Rent: £1 per annum if required

Local Authority: Camden

Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Hampstead Sales

55-56 Hampstead High Street

Hampstead

NW3 1QH

hampstead@chestertons.co.uk

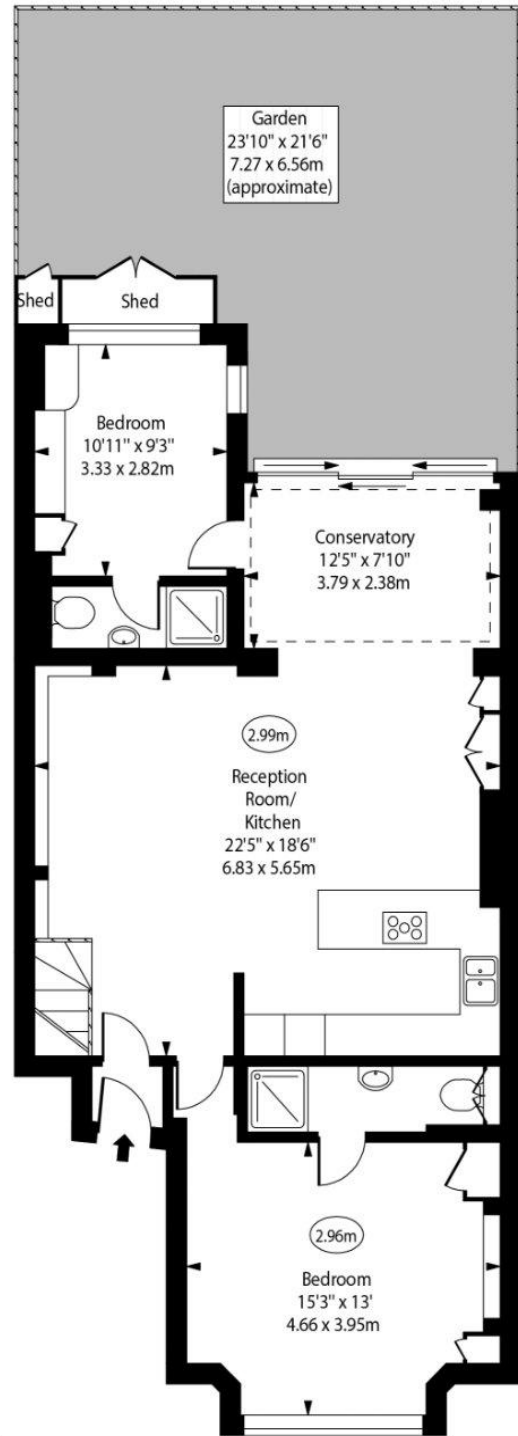
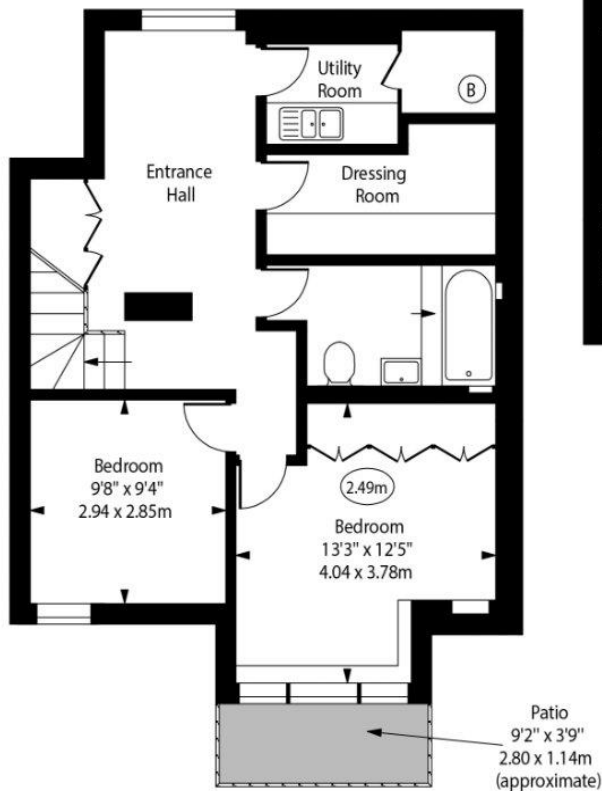
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○ - Ceiling Height



Approx Gross Internal Area 1555 Sq Ft - 144.46 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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