

INTRODUCING

Glenmore Road, London NW3 4BY

2 Bedroom Flat - Conversion to let

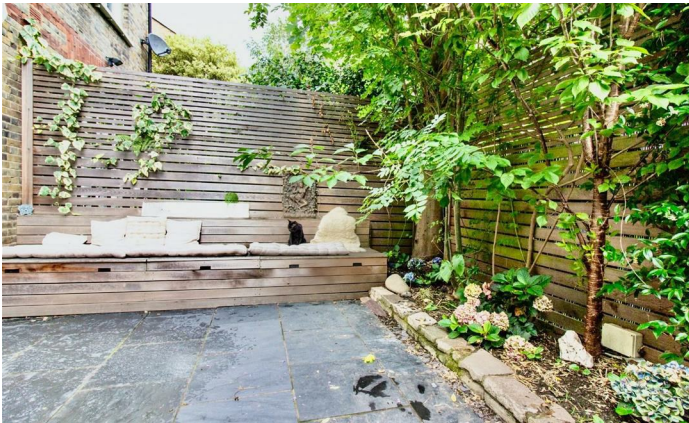
£3,300 Per month

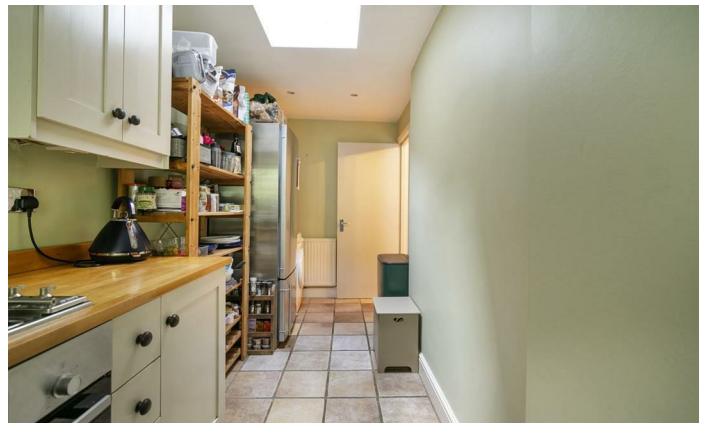
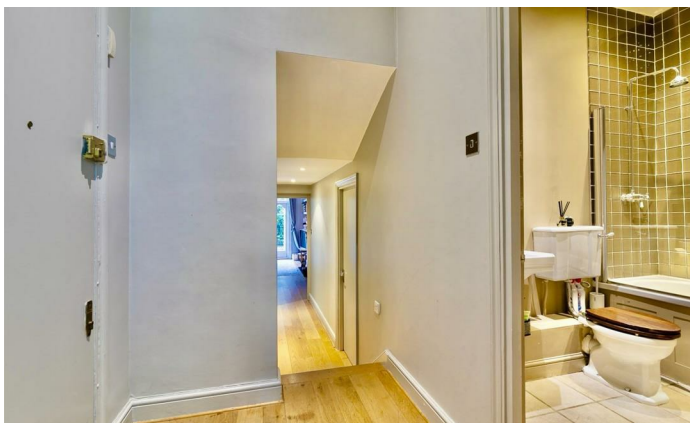


2 Bedrooms/1 Bathrooms EPC Rating: D

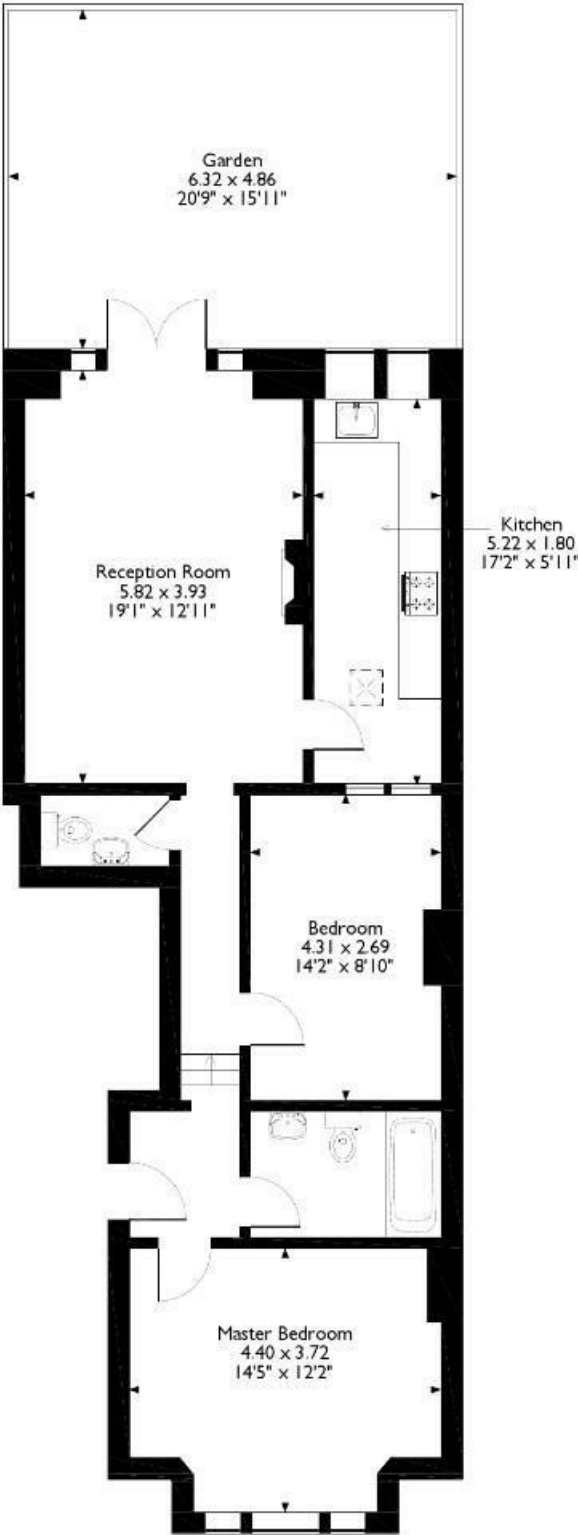
- Rarely Available Ground Floor Garden Flat
- Separate Kitchen
- Family Bathroom
- Own Private Rear Garden
- Council Tax Band F
- Living Room With French Doors To Garden
- 2 Double Bedrooms (One with Mezzanine)
- Additional W.C
- Close to Belsize Park Station
- Available Immediately

**** AVAILABLE IMMEDIATELY - STYLISH TWO DOUBLE BEDROOM GARDEN FLAT - PRIVATE SOUTH EAST FACING GARDEN - NEAR TO BELSIZE PARK STATION **** We are delighted to offer To Let this rarely available Edwardian conversion ground floor garden flat benefiting from numerous original features. The property comprises two double bedrooms (one with a mezzanine level above) family bathroom, separate second toilet, airy living/dining room and a separate kitchen. The master double bedroom is situated at the front of the property and benefits from a vintage style radiator and three sash windows. You go down two steps to the second double bedroom, which has inbuilt shelving and vintage style radiator and has ladder steps to a mezzanine area which can be used as an alternative or extra sleeping space which fits a double mattress, or can be used for storage. The bathroom has tiled flooring, with toilet, sink, bath and shower, with glass fronted tiles and mirrored bathroom cabinet. The airy open living room has a feature fireplace and mantelpiece, tall vintage radiator, in built shelving and original French doors to the garden. The well appointed galley kitchen has tiled flooring and a re-fitted boiler with HIVE central heating, granite sink surround and wood counter surfaces. The Southeast facing garden has large slate tiled flooring, enclosed with tall privacy fencing with flower bedding (lilies and hydrangea) surround to two sides and there is a Long bench for seating. This property is sure to attract considerable interest, so to avoid disappointment please contact us without delay to arrange an early appointment to view.





Ground Floor Flat, London



Raised Ground Floor

Please note that the borders of doors, windows and other items are approximate and the floorplan is to be used for illustrative purposes only. Dimensions and approximate sizes are provided.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	