



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Havertsock Hill, Belsize Park, NW3
Price £900,000 - Leasehold

An extremely spacious four bedroom first floor mansion flat situated only moments away from Belsize Park Underground Station. Boasting wooden floors throughout and double glazed windows, the accommodation comprises a spacious reception room, separate fitted kitchen with space for dining, four bedrooms and two shower rooms. The property is ideally located in the heart of Belsize Park and the multiple amenities available on Haverstock Hill are only moments away.

Material Information:

The property is held on a 215 year lease from the 25th March 1977 and the annual ground rent is peppercorn. The service charge for 2025-2026 is £3,553.06 and the annual buildings insurance contribution is £806.06. The building is managed by Kimble Flow Limited. The property has gas central heating and ofcom confirms that Ultrafast broadband is available. The building is serviced by electricity, and mains water and sewerage. CPZ street parking is available. Mobile phone coverage is available in the property.

Council Tax: London Borough Of Camden - Band F
Approx. Floor Area: 1082 sqft (100.52 sqm)
Remaining Lease Term: 166 years
Annual Service Charge: £4,359
Annual Ground Rent: Peppercorn



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— First Floor

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 Plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 67 | 76 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

GROSS INTERNAL AREA (GIA)
The footprint of the property
100.60 sqm / 1082.85 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes balconies, covered boat length
96.15 sqm / 1034.95 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Combined area under 1.8m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 100.70 sqm / 1085.45 sqft
IPMS 3C RESIDENTIAL 98.68 sqm / 1062.18 sqft

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