



# Belsize Park

Belsize Park, NW3

Asking Price £2,700,000

A spectacular three bedroom, three bathroom duplex flat spanning the raised ground floor and lower ground floors of this stucco fronted house in Belsize Park.

This large flat offers direct access to a communal garden and boasts enormous rooms with high ceilings and period features. Additionally, the property benefits from a share of the freehold and a long lease with 965 years remaining.

The flat is located just a quarter of a mile from Belsize Village, a lovely, pedestrianised collection of shops, cafes and restaurants. The Jubilee Line is located just 0.2 miles from the property.

**CHESTERTONS**



# Belsize Park

Belsize Park, NW3

- Spectacular duplex flat, circa 2,500 square feet
- Raised ground & lower ground floor
- Three bedrooms & three bathrooms
- Private entrance & communal garden
- Share of freehold & a long lease
- 0.2 miles to the Jubilee Line



**Tenure:** Share of Freehold and a lease of 965 years remaining.

**Service Charge:** No set service charge.

**Ground Rent:** £0

**Local Authority:** Camden

**Council Tax Band:** G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	61 E	
21-38	F		
1-20	G		

### *Chestertons Hampstead Sales*

55-56 Hampstead High Street

Hampstead

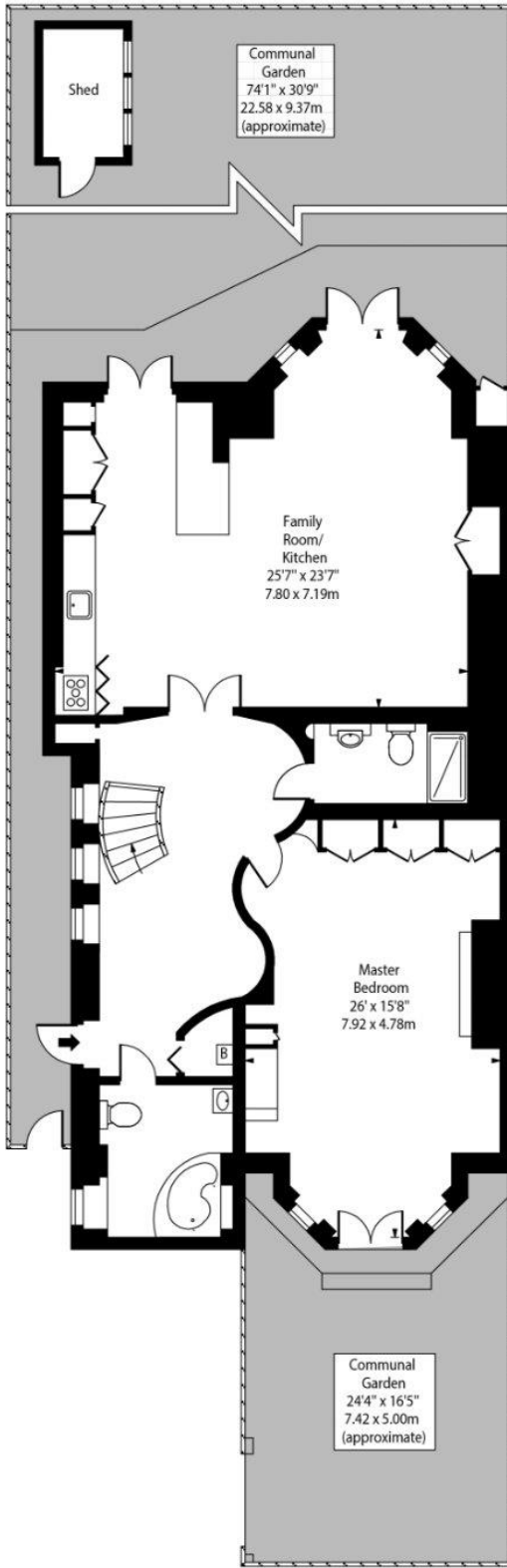
NW3 1QH

[hampstead@chestertons.co.uk](mailto:hampstead@chestertons.co.uk)

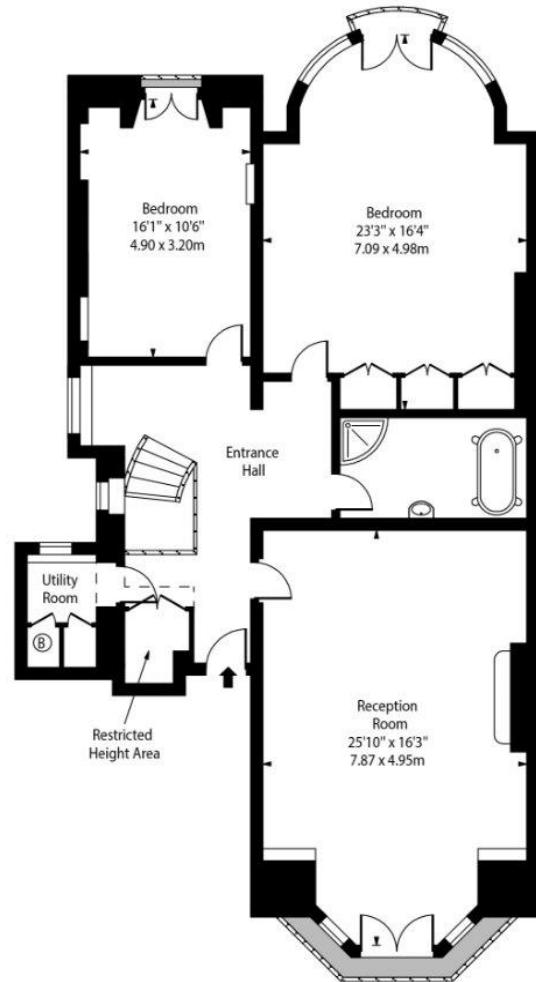
020 7794 3311

[chestertons.co.uk](http://chestertons.co.uk)

Belsize Park, NW3



Lower Ground Floor



Ground Floor

Approx Gross Internal Area 2510 Sq Ft - 233.18 Sq M  
(Including Restricted Height Area)

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Prepared for Chestertons  
Ref. No. 002561

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is 100% recyclable