



UPPER PARK ROAD
LONDON, NW3

GRANT J BATES
— PROPERTY —



A bright and airy late-Victorian two-bedroom apartment with a private entrance and communal garden

GJB

Upper Park Road, London, NW3

Share of Freehold

- Raised Ground Floor Flat
- Private Independent Entrance
- Shared Rear Communal Garden
- Two Garden-View Double Bedrooms
- Principal Bedroom Juliet Balcony
- High 3.5m Ceilings
- Floor-To-Ceiling Windows
- Original Marble Fireplaces

Victoria Adcock

Founding Broker

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Description

Built in 1895, this exceptional raised ground floor two-bedroom apartment seamlessly combines late-Victorian architectural grandeur with premium modern specifications. The property benefits from its own private entrance, opening into a welcoming entrance hall complete with useful integrated storage, offering a highly desirable and independent feel reminiscent of a standalone house. Internally, magnificent 3.5-meter-high ceilings and large floor-to-ceiling double-glazed bay windows, framed by the original wooden shutters, create a remarkably bright and spacious atmosphere. Natural sunlight streams through the front room in the morning before shifting round to the bedrooms by the afternoon, ensuring the entire home is filled with light throughout the day. There is a shared communal garden to the rear.

The apartment beautifully pairs its preserved historic heritage with high-end contemporary renovations. The grand living area is anchored by an original marble fireplace and ornate corning. Both double bedrooms are positioned to the rear of the property, peacefully overlooking the shared gardens.

The spacious principal bedroom serves as a tranquil retreat, further elevated by an elegant Juliet balcony that opens out to catch the afternoon sun. A second original marble fireplace brings character and charm. Premium engineered wood flooring flows smoothly across the entire layout.

The kitchen was custom fitted by Harvey Jones, complete with quartz worktops, integrated Miele appliances and a luxury Quooker tap providing filtered and boiling water. The stylish bathroom features a walk-in shower and fitted mirrored storage and is beautifully finished with elegant Italian Minoli tiles and Dornbracht fittings.

Ideally located close to Belsize Park and Hampstead Heath stations, the property is just moments from excellent restaurants, cafés, and local shops, while the vast green open space of Hampstead Heath is close by.

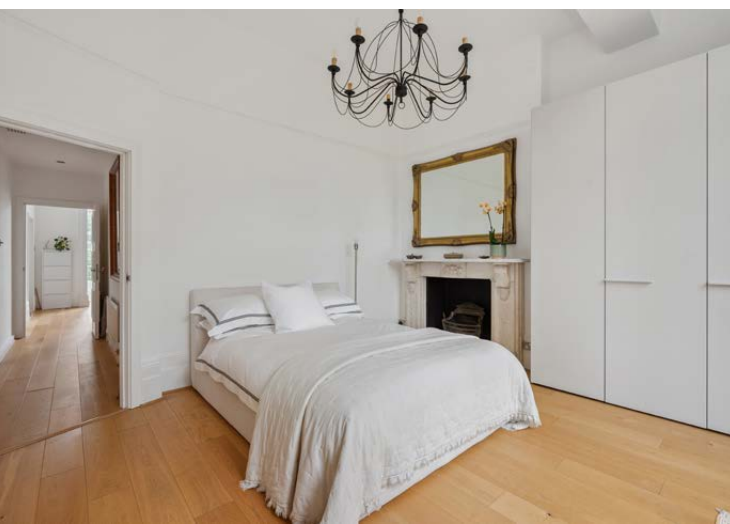
Additional Information

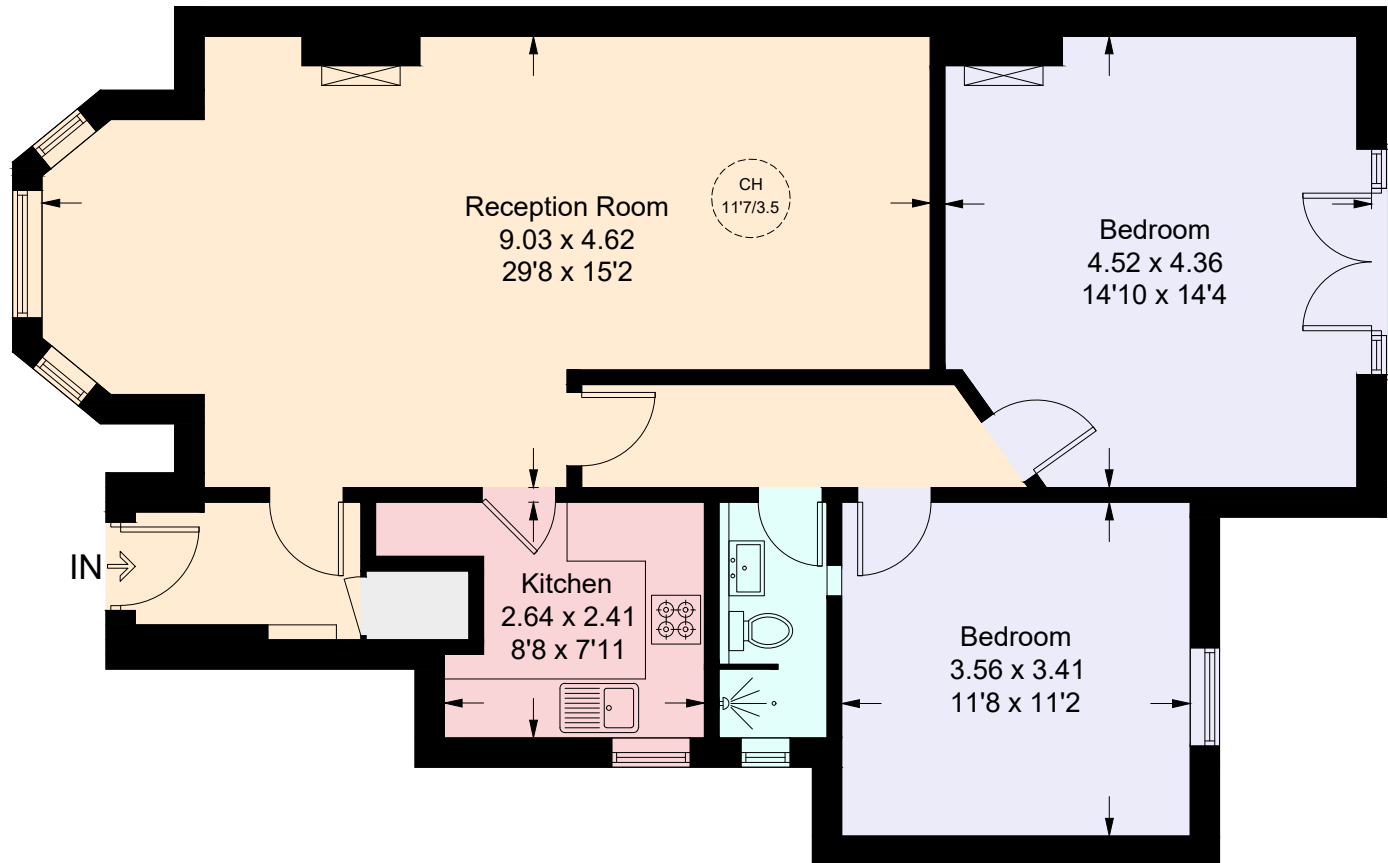
Local Authority: Camden

Council Tax Band: F

EPC Rating: C







Raised Ground Floor

Upper Park Road

Approximate Gross Internal Area = 86.3 sq m / 929 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.