



Straffan Lodge

Belsize Grove, Belsize Park NW3

Asking Price £1,050,000

A three bedroom second floor flat with the huge benefit of a private balcony, a garage, an off street parking space, a lift and use of a large west facing communal garden.

This property is offered chain free and is situated within a well-regarded and exceptionally well located purpose built block in central Belsize Park.

Belsize Park Underground (Northern Line) and the High Street are located just 0.4 miles away. England's Lane offering a cosmopolitan mix of shops, cafes and restaurants is located 0.2 miles away, the open acres of Primrose Hill are located half a mile away and Swiss Cottage Underground (Jubilee Line) is 0.6 miles away. Sole agent.

CHESTERTONS



Straffan Lodge

Belsize Grove, Belsize Park NW3

- Second floor
- Three bedrooms
- 1,170 square feet
- 24' x 20' reception room
- Private balcony
- Large communal garden
- Garage & parking space
- Lift



Tenure: Leasehold 143 years remaining

Service Charge: £6,026 per annum including heating and hot water.

Ground Rent: £0

Local Authority: Camden

Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	71 C	76 C
39-54	E		
21-38	F		
1-20	G		

Chestertons Hampstead Sales

55-56 Hampstead High Street

Hampstead

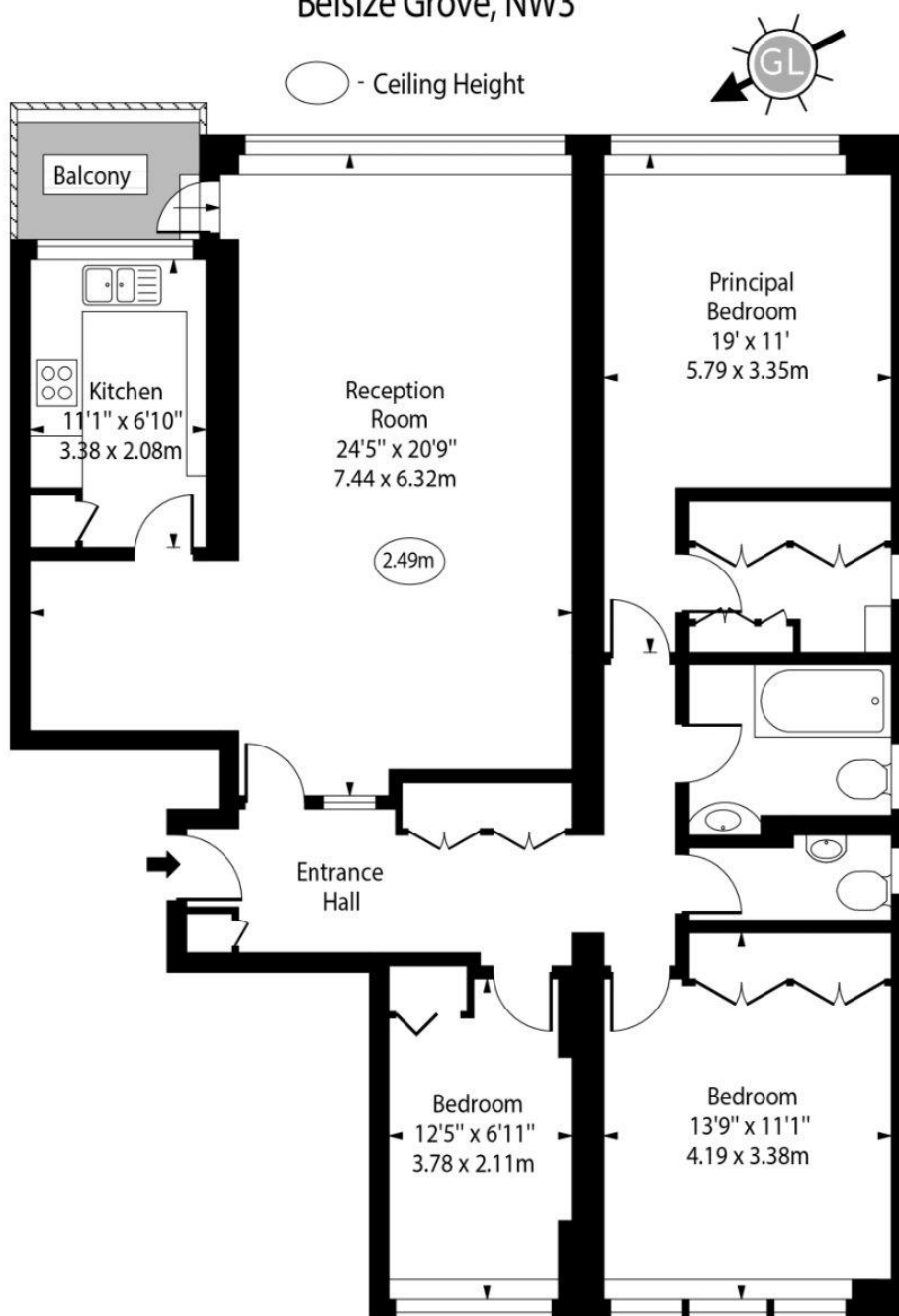
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**Straffan Lodge,
Belsize Grove, NW3**



Second Floor

Approx Gross Internal Area 1170 Sq Ft - 108.69 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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