

HADLEIGH
RESIDENTIAL



ADAMSON ROAD, NW3

£5,250 PER CALENDAR MONTH

ADAMSON ROAD, NW3

BEAUTIFULLY PRESENTED | DUPLEX APARTMENT | PERIOD CONVERSION | THREE BEDROOMS | 1299 SQ. FT. | SMALL BALCONY/TERRACE | STYLISH INTERIORS | SOLID WOOD FLOORS | TWO BATHROOMS | EAVES STORAGE | UNFURNISHED | AVAILABLE 24TH OCTOBER

DESCRIPTION

A beautifully presented three bedroom apartment occupying the second and third floors of this attractive red brick Victorian conversion close to Swiss Cottage and Belsize Park stations. The property offers approximately 1299 sq. ft. of well proportioned space comprising a particularly impressive 37' reception room leading to the stylish open plan kitchen with island/breakfast bar and ample dining space. The apartment further provides a master bedroom with en suite bathroom, small balcony and plenty of storage, two further bedrooms and an additional family/guest bathroom. There are solid wood floors and stylish interiors throughout.

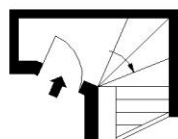
Unfurnished and available from the 24th of October.



INTERNAL AREA:
1299 SQ FT / 120.7 SQ M

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

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



First Floor
Entrance

Adamson Road, NW3

Approx. Gross Internal Area *
(Excluding Reduced Headroom)

1299 Ft² - 120.68 M²

Reduced Headroom

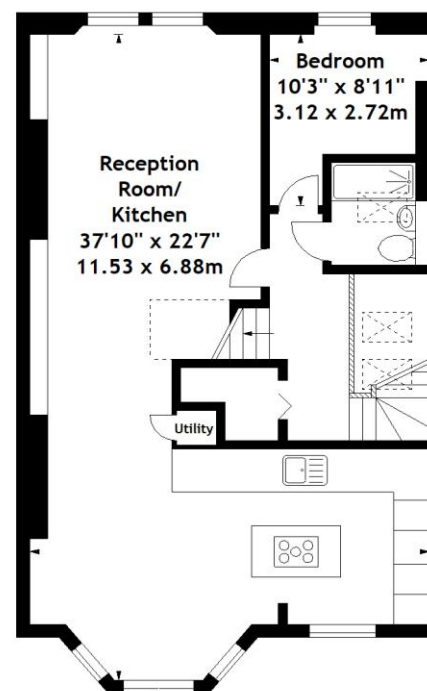
128 Ft² - 11.89 M²

Total = 1427 Ft² - 132.57 M²

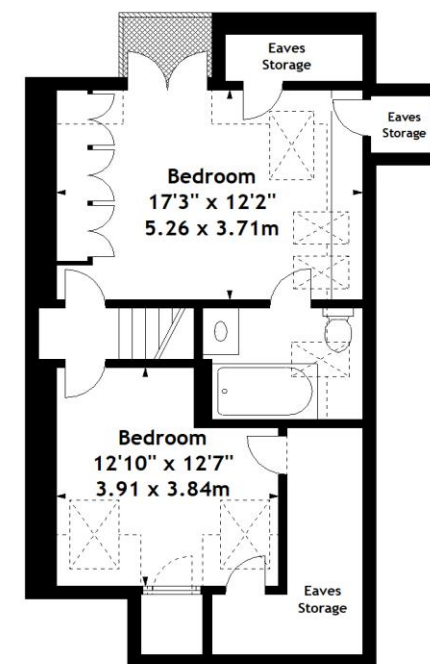
Key :-

= Reduced Headroom Below 1.5m / 5'0"

= Skylights



Second Floor



Third Floor

Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice

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NAEA

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