

HADLEIGH
RESIDENTIAL



HOLMEFIELD COURT, BELSIZE GROVE, **NW3**

£267,000 LEASEHOLD

HOLMEFIELD COURT, BELSIZE GROVE, NW3

£267,000

STUDIO APARTMENT | IN NEED OF MODERNISATION | KITCHEN | BATHROOM | ENTRANCE HALL | FIRST FLOOR | LIFT | COMMUNAL GARDENS | PORTER | EXCELLENT LOCATION

DESCRIPTION

A bright first floor studio apartment in need of modernisation set within this popular and well located 1930's purpose built block in Belsize Park. Overlooking communal gardens and providing a 14' studio room, separate kitchen, bathroom, entrance hall and offering an opportunity to refurbish to individual tastes and specifications. Holmefield Court is a well maintained block with a day porter located just around the corner from Belsize Park underground station and the many popular cafes, shops and restaurants of Haverstock Hill. The open spaces of both Hampstead Heath and Primrose Hill Park are also within easy reach.

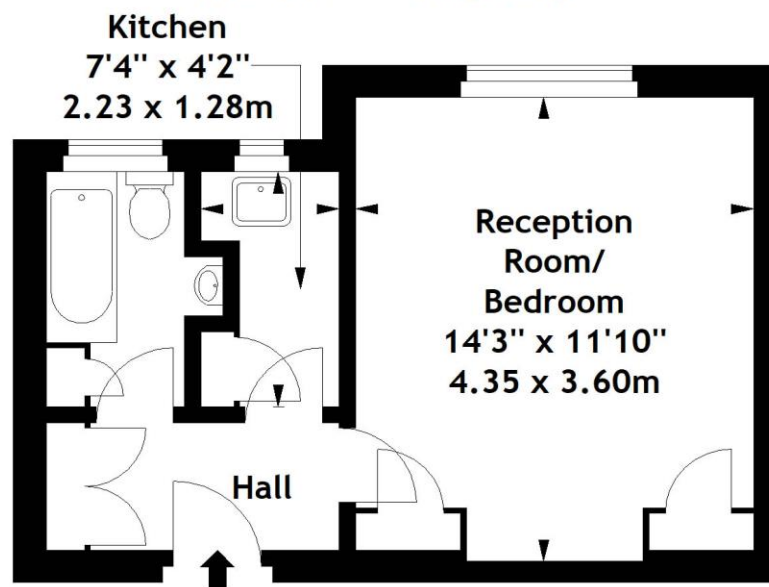
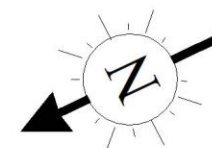


INTERNAL AREA:
273 SQ FT / 25.4 SQ M

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		
69-80	C		
55-68	D	64 D	75 C
39-54	E		
21-38	F		
1-20	G		

**Holmefield Court,
Belsize Grove, NW3**
Approx. Gross Internal Area *
273 Ft² - 25.36 M²



First Floor

Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice

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Tel 0094 115 345958

www.ifpl.lk

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HADLEIGH RESIDENTIAL
19 BELSIZE GROVE, LONDON, NW3 4TX
020 7722 9799
PROPERTY@HADLEIGH.CO.UK | WWW.HADLEIGH.CO.UK

