

HADLEIGH
RESIDENTIAL



HOLMEFIELD COURT, BELSIZE GROVE, **NW3**

£695,000 SHARE OF FREEHOLD

HOLMEFIELD COURT, BELSIZE GROVE, NW3

£695,000

BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT | MODERN OPEN PLAN KITCHEN WITH BREAKFAST BAR | STYLISH INTERIORS THROUGHOUT | DOUBLE GLAZED WINDOWS WITH FITTED SHUTTERS | BATHROOM | ENGINEERED WOOD FLOORING | EXTREMELY BRIGHT WITH CITY VIEWS | ATTRACTIVE PURPOSE-BUILT BUILDING | DAY TIME PORTER | COMMUNAL GARDENS | LIFT | CHAIN FREE | S.O.F

DESCRIPTION

A beautifully presented, bright, two bedroom apartment set over the top floor of this popular and well maintained 1930's purpose-built block which is ideally located in a prime position in Belsize Park. Internally the apartment provides 617 sq. ft of accommodation, comprising of a generously proportioned reception room with stylish open plan kitchen with breakfast bar, with panoramic views toward the city skyline. Further features include large communal gardens, bathroom, engineered wood flooring and double glazed windows with fitted shutters. The block also boasts charming communal parts with a spacious foyer which accommodates a daytime Porter and two lifts. Located at the northern end of Belsize Grove the apartment is superbly located just a short stroll from Belsize Park tube and the many popular shops and cafes along both Haverstock Hill and Englands Lane. The open spaces of both Hampstead Heath and Primrose Hill park are also within easy reach. Council Tax Band: D



INTERNAL AREA:
617 SQ. FT / 57.3 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales Directive 2002/91/EC		

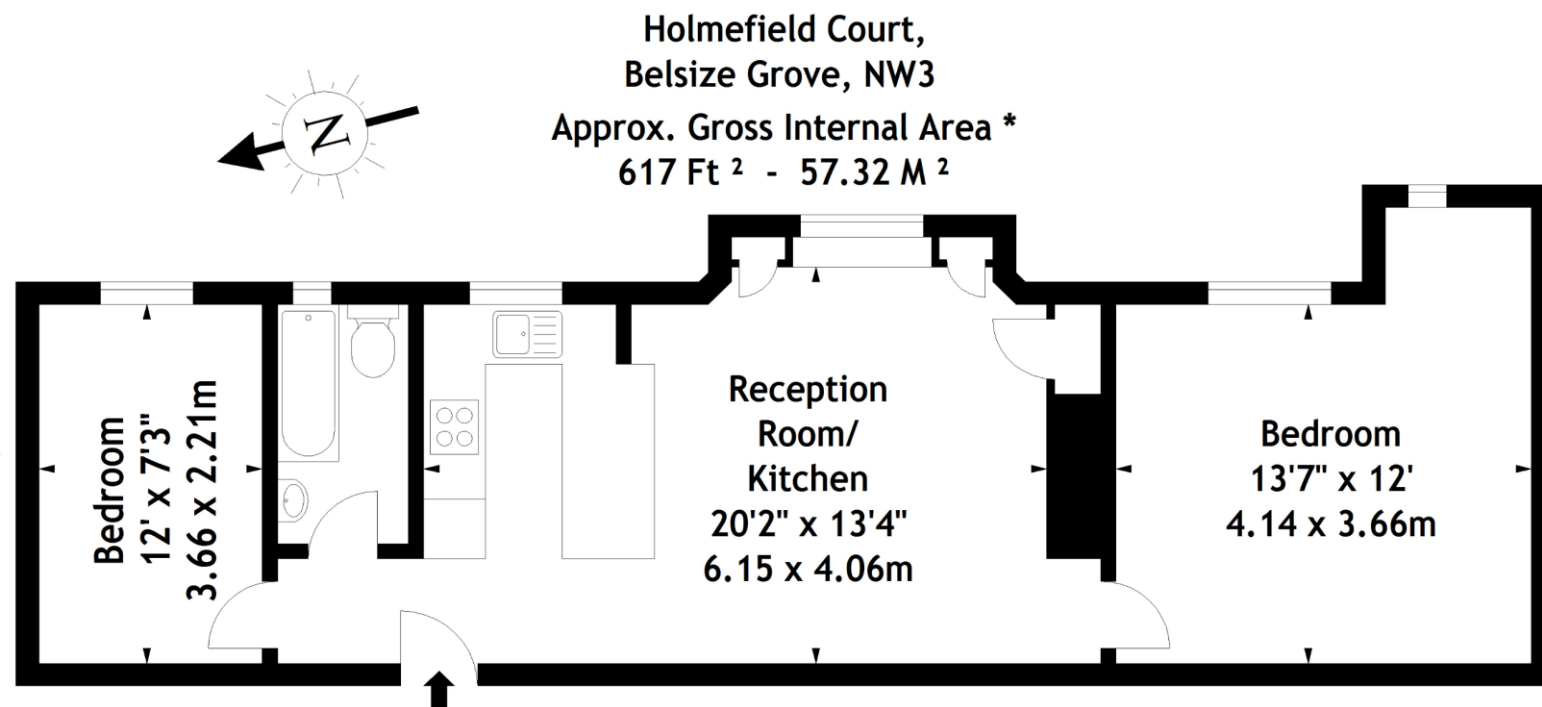


Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice

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