



HADLEIGH
RESIDENTIAL

BELSIZE PARK GARDENS, NW3

GUIDE PRICE £2,150,000 SHARE OF FREEHOLD

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EXQUISITE THREE BEDROOM RAISED GROUND FLOOR APARTMENT | EXCEPTIONAL VOLUME WITH 12'6 CEILINGS AND ORIGINAL PERIOD DETAILING | RECEPTION ROOM WITH ORIGINAL CURVED BAY WINDOW | THREE BEDROOMS PLUS MEZZANINE LEVEL | BATHROOM, SHOWER ROOM AND GUEST CLOAKROOM | TWO WORKING GAS FIREPLACES | EXTENSIVE BUILT IN STORAGE WITH ADDITIONAL ATTIC STORAGE | DEDICATED LAUNDRY, UTILITY AND COMMS ROOM | UNDERFLOOR HEATING, MVHR AND SOUND INSULATED FLOORS AND CEILINGS | WHOLE HOME SMART CONTROLS WITH MULTI ROOM AUDIO VISUAL SYSTEM | SHARE OF FREEHOLD

DESCRIPTION

This beautifully designed raised ground floor apartment occupies an elegant period building of just three flats, offering impressive volume and architectural character. Featuring 12'6 ceilings, original mouldings and a Victorian curved bay window in the reception room, the home retains a strong sense of heritage, enhanced by two working fireplaces. Thoughtfully arranged to separate living and sleeping areas, the layout includes three bedrooms, a mezzanine, bathroom, ensuite shower room and guest cloakroom. A dedicated laundry, utility and comms room ensures practical day-to-day living, while built-in storage and attic space add convenience. Underfloor heating, MVHR fresh-air ventilation, sound-insulated floors and ceilings, smart home controls and multi-room AV provide modern comfort. Ideally located on sought-after Belsize Park Gardens, close to Belsize Village, England's Lane, Primrose Hill, Hampstead Heath and excellent transport links. Council Tax Band: G

SHARE OF FREEHOLD



INTERNAL AREA:
1354 SQ. FT / 125.8 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	61 D	68 D
39-54	E		
21-38	F		
1-20	G		

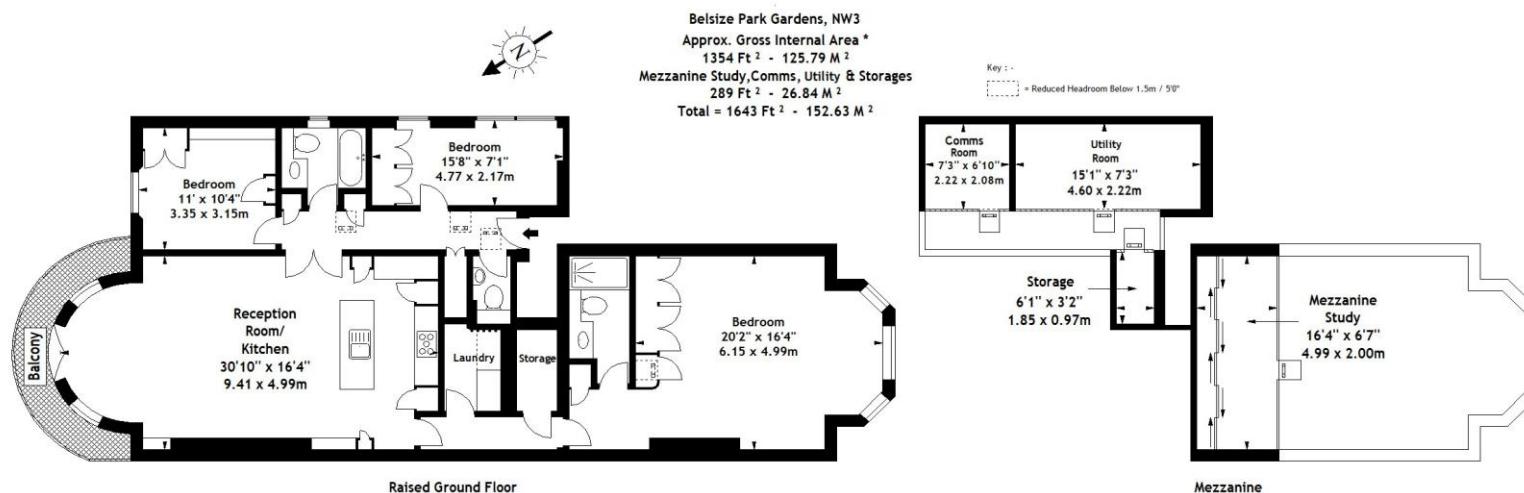


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* As Defined by RICS - Code of Measuring Practice
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