



HADLEIGH
RESIDENTIAL



LAMBOLLE ROAD, NW3

£550,000 LEASEHOLD

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ONE BEDROOM GROUND FLOOR GARDEN APARTMENT | RECEPTION ROOM WITH HIGH CEILINGS | SEPARATE KITCHEN | DOUBLE BEDROOM
BATHROOM | REAR PATIO GARDEN | ADDITIONAL SIDE ENTRANCE | SOUGHT-AFTER ROAD | LEASEHOLD

DESCRIPTION

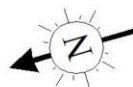
Well presented one bedroom garden flat within this lovely period building in a very desirable location only a short walk to both Belsize Park and Swiss Cottage underground stations. The flat comprises large reception with high ceilings, separate kitchen, good sized double bedroom, bathroom and direct access to a private, rear patio garden. Lambolle Road is a quiet tree lined turning tucked away in the heart of Belsize Park and is conveniently situated for the many fashionable shops, restaurants and cafes that the area has to offer whilst both Swiss Cottage and Belsize Park underground stations are within easy walking distance.



INTERNAL AREA:
518 SQ FT / 48.1 SQ M

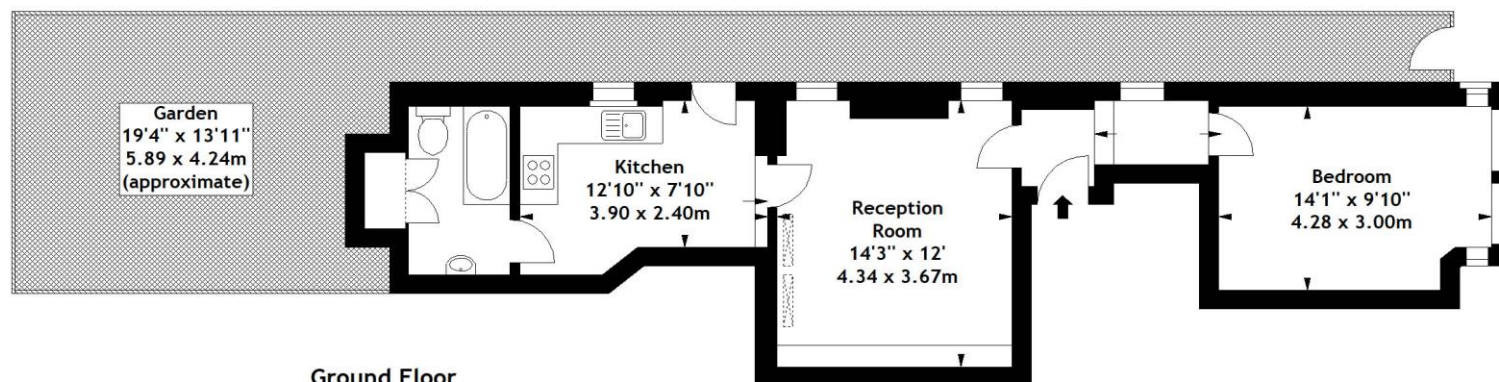
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall 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		71 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



Lambolte Road, NW3
Approx. Gross Internal Area *
(Excluding Reduced Headroom)
509 Ft² - 47.28 M²
Reduced Headroom
9 Ft² - 0.84 M²
Total = 518 Ft² - 48.12 M²

Key : -
 = Reduced Headroom Below 1.5m / 5'0"
 = Skylights



Ground Floor

Illustration For Identification Purposes Only. Not To Scale
 * As Defined by RICS - Code of Measuring Practice
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