

HADLEIGH  
RESIDENTIAL



BELSIZE GROVE, NW3

£2,250 PER CALENDAR MONTH

## BELSIZE GROVE, NW3

GENEROUSLY PROPORTIONED | ONE BEDROOM APARTMENT | 448 SQ. FT. | MODERN KITCHEN | FULLY TILED BATHROOM | PURPOSE BUILT BLOCK | CENTRAL BELSIZE PARK NW3 | PORTER | COMMUNAL GARDENS | FURNISHED | AVAILABLE END SEPTEMBER

### DESCRIPTION

A well presented one bedroom apartment over the top floor of this sought after portered building in an enviable position in central Belsize Park. This generously proportioned property offers approximately 448 sq. ft. comprising a lovely bright reception room overlooking the communal gardens, separate modern kitchen, generous double bedroom with wall to wall wardrobes and fully tiled modern bathroom.

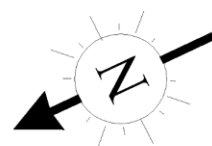
Offered furnished and available from the 22nd of September. Heating and hot water included in the rent.



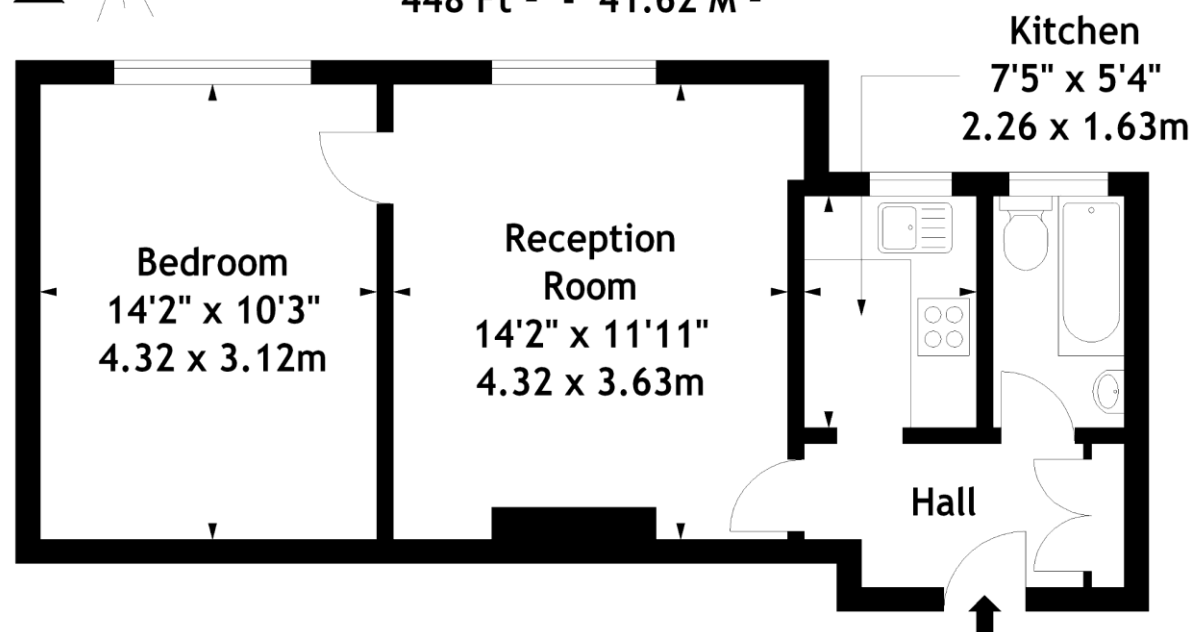
INTERNAL AREA:  
448 SQ FT / 41.6 SQ M

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                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   | 43      | 71        |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales Directive 2002/91/EC        |         |           |



Gilling Court,  
Belsize Grove, NW3  
Approx. Gross Internal Area \*  
448 Ft<sup>2</sup> - 41.62 M<sup>2</sup>



Third Floor

Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice

© International Floorplans.

Tel 0094 115 345958

www.ifpl.lk

**HADLEIGH**  
RESIDENTIAL

**HADLEIGH RESIDENTIAL**

19 BELSIZE GROVE, LONDON, NW3 4TX

**020 7722 9799**

PROPERTY@HADLEIGH.CO.UK | WWW.HADLEIGH.CO.UK

