



HADLEIGH
RESIDENTIAL

UPPER PARK ROAD, NW3

£895,000 SHARE OF FREEHOLD

UPPER PARK ROAD, NW3

£895,000

RAISED GROUND FLOOR | CIRCA 823 SQ.FT | STUNNING 24' RECEPTION ROOM | 16' MASTER BEDROOM | SECOND BEDROOM/STUDY | KITCHEN | BATHROOM | HIGH CEILINGS | ORIGINAL FEATURES | TWO PERIOD FIREPLACES | QUIET LEAFY ASPECT | EXCELLENT LOCATION | SHARE OF FREEHOLD

DESCRIPTION

A delightful raised ground floor 1/2 bedroom apartment set within this elegant semi-detached Victorian house offering approximately 823 sq ft. This characterful apartment boasts a stunning 24' reception room with high ceilings, original slate fireplace, cornicing and tall floor to ceiling French windows. Further features include a generous 16' master bedroom with marble fireplace and access to full width west facing balcony, kitchen, bathroom and second bedroom/study. Upper Park Road is a charming and quiet tree lined turning just moments from Belsize Park Underground station and the many local shops, restaurants and cafes.



INTERNAL AREA:
823 SQ FT / 76.5 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		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Upper Park Road, NW3
Approx. Gross Internal Area *
823 Ft² - 76.46 M²

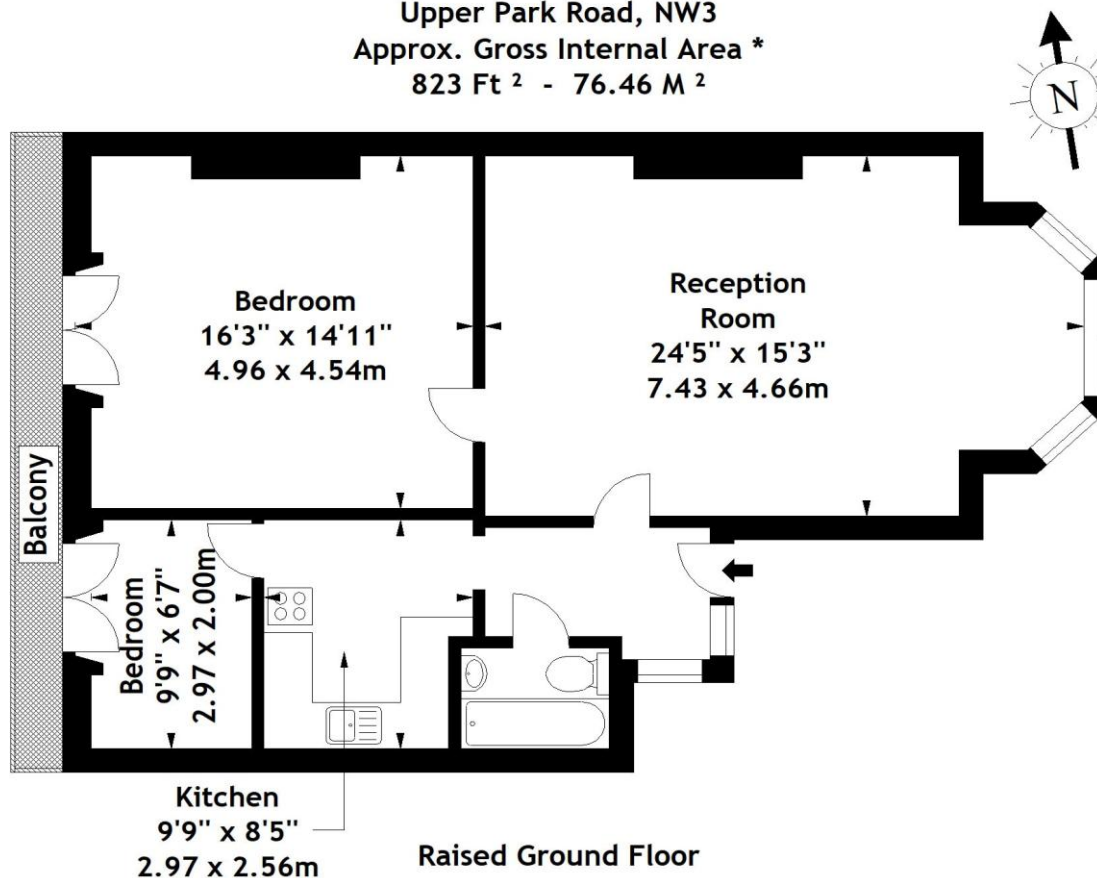


Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice

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