



Lambolle Road, Belsize Park, NW3

Kinleigh Folkard & Hayward





Lambolle Road, Belsize Park, NW3 Share of Freehold

Asking Price
£1,200,000

Key Property Details

- Split-Level Upper Floor
- Two Bedrooms
- Period Conversion
- Separate Integrated Kitchen
- Family Bathroom & Separate WC
- Share of Freehold (Approx. 950 yr Lease)
- Potential for Terrace STPP
- Turnkey Condition

Additional Information

Tenure: Share of Freehold with underlying lease term
Lease Term : 999 years from 29 September 1976
Ground Rent: A peppercorn
Service Charges: approx. £2,400 per annum
Council Tax Band: G (Camden)

Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

Lambolle Road, Belsize Park, NW3

A beautifully presented, stylish two-bedroom split-level period conversion.

We are delighted to bring to the market this exceptionally well presented two-bedroom split-level upper-floor apartment, forming part of an attractive period conversion in the heart of Belsize Park. Offering excellent proportions, an abundance of natural light and a well-considered layout arranged over two floors, the property provides a particularly appealing combination of period character and contemporary living.

The principal living space is bright and spacious, with the upper-floor position allowing excellent levels of natural light throughout the apartment. The separate kitchen is fully fitted and finished to a high standard, featuring a Rangemaster cooker and oven, integrated appliances and a marble worktop. The separation of the kitchen from the main reception space provides a practical layout whilst retaining a strong sense of flow throughout the apartment. The property offers two well-proportioned bedrooms, a generous family bathroom with both a bath and walk-in shower, together with a separate cloakroom. Presented in turnkey condition throughout, the apartment is ready to move into with little or no further work required.

Further benefits include a share of the freehold, with the added benefit of an exceptionally long lease of over 949+ years. Positioned on the upper floor of the building there is the added advantage of a loft space which can be purchased by way of separate negotiation, as well as potential to create a private terrace, subject to the necessary planning and freeholder permissions, offering an exciting opportunity for future enhancement.

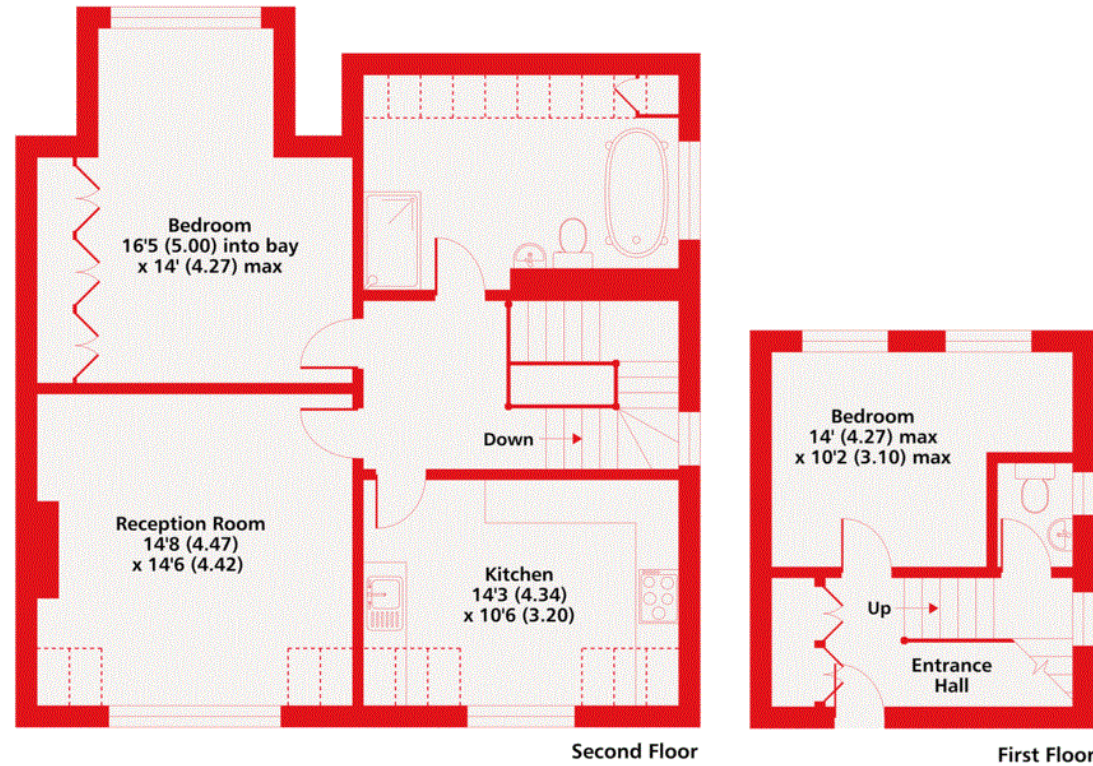
The property is situated on Lambolle Road, offering a peaceful setting while moments away for the extensive amenities of Belsize Park, with its cafés, restaurants, independent shops and excellent transport links including Belsize Park (Northern Line) & Swiss Cottage tube station (Jubilee Line) and Hampstead Heath overground. The open spaces of Primrose Hill and Hampstead Heath are also readily accessible, making this an attractive home for those seeking both the character of a period property and the lifestyle associated with one of North West London's most sought-after neighbourhoods.

For more information or to arrange a viewing please contact:

KFH-Belsize Park Sales

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Lambolle Road NW3
Approximate Area = 1026 sq ft / 95.3 sq m
(Including Limited Use Area(s) = 1096 sq ft / 101.8 sq m)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Kinleigh Folkard & Hayward. REF: 1499871

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