

HADLEIGH
RESIDENTIAL



GILLING COURT, BELSIZE GROVE, NW3

£310,000 SHARE OF FREEHOLD

GILLING COURT, BELSIZE GROVE, NW3

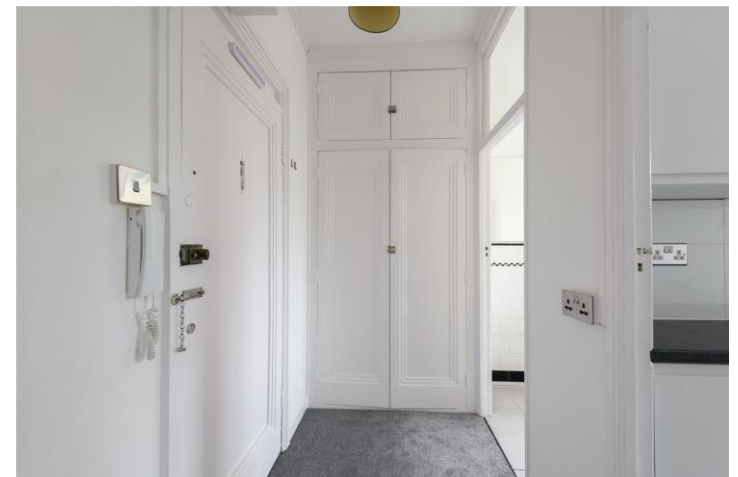
£310,000

A LARGER THAN AVERAGE STUDIO APARTMENT SET ON THE FIRST FLOOR OF THIS PERIOD BLOCK | 15'11" STUDIO ROOM | NEWLY FITTED CONTEMPORARY KITCHEN | BATHROOM | FITTED WARDROBES | NEWLY FITTED CARPETS | REDECORATED THROUGHOUT | VIEWS OVER COMMUNAL GARDENS | LIFT | CARETAKER | IDEAL LOCATION | LONG LEASE PLUS SOF | CHAIN FREE | CAMDEN COUNCIL TAX BAND C

DESCRIPTION

A bright and larger than average studio apartment overlooking communal gardens set on the first floor of this fashionable 1930's purpose-built block located along this picturesque turning in prime Belsize Park. Internally the apartment has been redecorated and provides 342 sq. ft and benefits from a 15'11" studio room with fitted wardrobes, newly fitted modern kitchen, bathroom and entrance hall. Further features include newly fitted carpets, large communal gardens and a lift. The property is conveniently located just moments from Belsize Park underground station and the popular local shops, cafes and restaurants of both Haverstock Hill and Englands Lane. Camden Council Tax Band C.

SHARE OF FREEHOLD

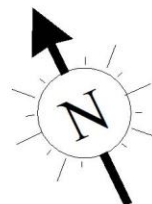


INTERNAL AREA:
342 SQ. FT / 31.8 SQ. M

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	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Gilling Court,
Belsize Grove, NW3
Approx. Gross Internal Area *
342 Ft² - 31.77 M²



First Floor

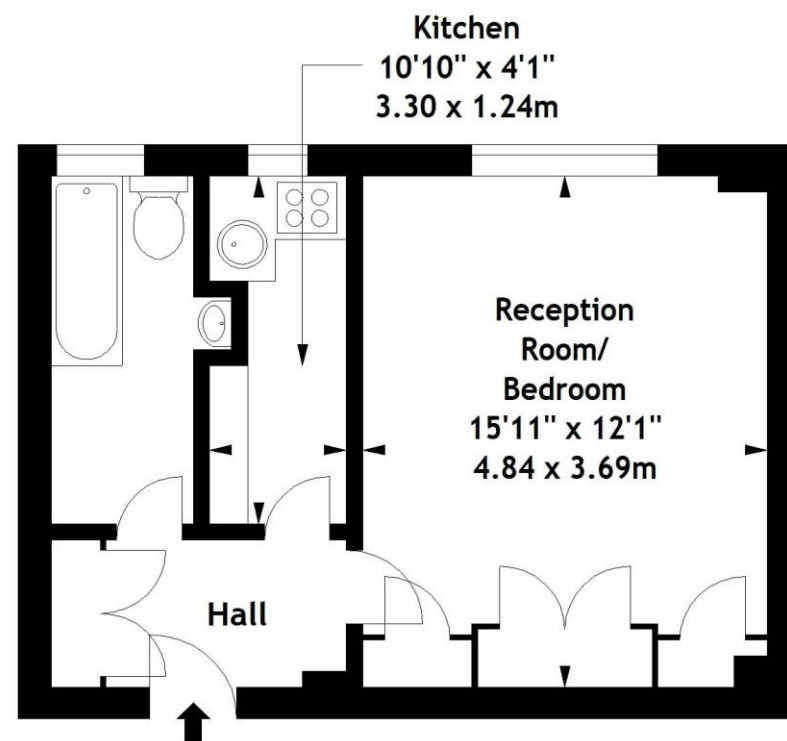
Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice

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