

HADLEIGH
RESIDENTIAL



STRAFFAN LODGE, BELSIZE GROVE, NW3

£998,000 SHARE OF FREEHOLD

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SPACIOUS THREE BEDROOM APARTMENT | CIRCA 1140 SQ FT | 23' x 20' RECEPTION ROOM | KITCHEN | BATHROOM | GUEST CLOAKROOM | WALK IN WARDROBE | BALCONY | TERRACE | LIFT | TWO PARKING SPACES | SHARE OF FREEHOLD | EXCELLENT LOCATION

DESCRIPTION

A spacious three bedroom apartment, with terrace and two off street parking spaces, set on the raised ground floor of this popular and stylish modern block in Belsize Park. Internally the apartment provides approximately 1140 sq ft. Particular features include a generous 23' x 20' reception room with dining area and balcony, master bedroom with walk in wardrobe and a large 18' west facing terrace which enjoys leafy views over rear communal gardens. The block is accessed by stairs at the front but there is also step free access via a lift at ground floor level. Ideally situated just a short walk from Belsize Park underground station and the many local shops, cafes and restaurants. The open spaces of Hampstead Heath and Primrose Hill are also within easy reach.



INTERNAL AREA:
1140 SQ FT / 105.9 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		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



