

HADLEIGH
RESIDENTIAL



BELSIZE AVENUE, NW3

£1,250,000 LEASEHOLD

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EXCEPTIONAL TWO BEDROOM RAISED GROUND FLOOR APARTMENT | IMPRESSIVE 26' 3 X 16'6 RECEPTION ROOM WITH HIGH CEILINGS | EAT IN KITCHEN / BREAKFAST ROOM | 17'5 X 15'11 MASTER BEDROOM WITH EN SUITE DRESSING ROOM & BATHROOM | FAMILY SHOWER ROOM AND UTILITY ROOM | DIRECT ACCESS TO WELL MAINTAINED COMMUNAL GARDEN | CONVENIENTLY LOCATED FOR EASY ACCESS TO BELSIZE VILLAGE & LOCAL TRANSPORT AMENITIES | 125 YEAR LEASE FROM DECEMBER 1986 | CHAIN FREE

DESCRIPTION

A beautifully presented two bedroom apartment occupying the entire raised ground floor of this impressive semi-detached Victorian residence in the heart of Belsize Park. The property benefits from approximately 1204 sq. ft. of internal accommodation and has direct access to a well maintained communal garden. Further features include: high ceilings, some period features, a stunning 26' reception room, fitted eat in kitchen, a large principal bedroom with mezzanine level en-suite bathroom, second bedroom and an additional shower room. Belsize Avenue is centrally located for convenient access to both Belsize Village and all the amenities and transport links located on Haverstock Hill (Northern Line) and Swiss Cottage (Jubilee Line).



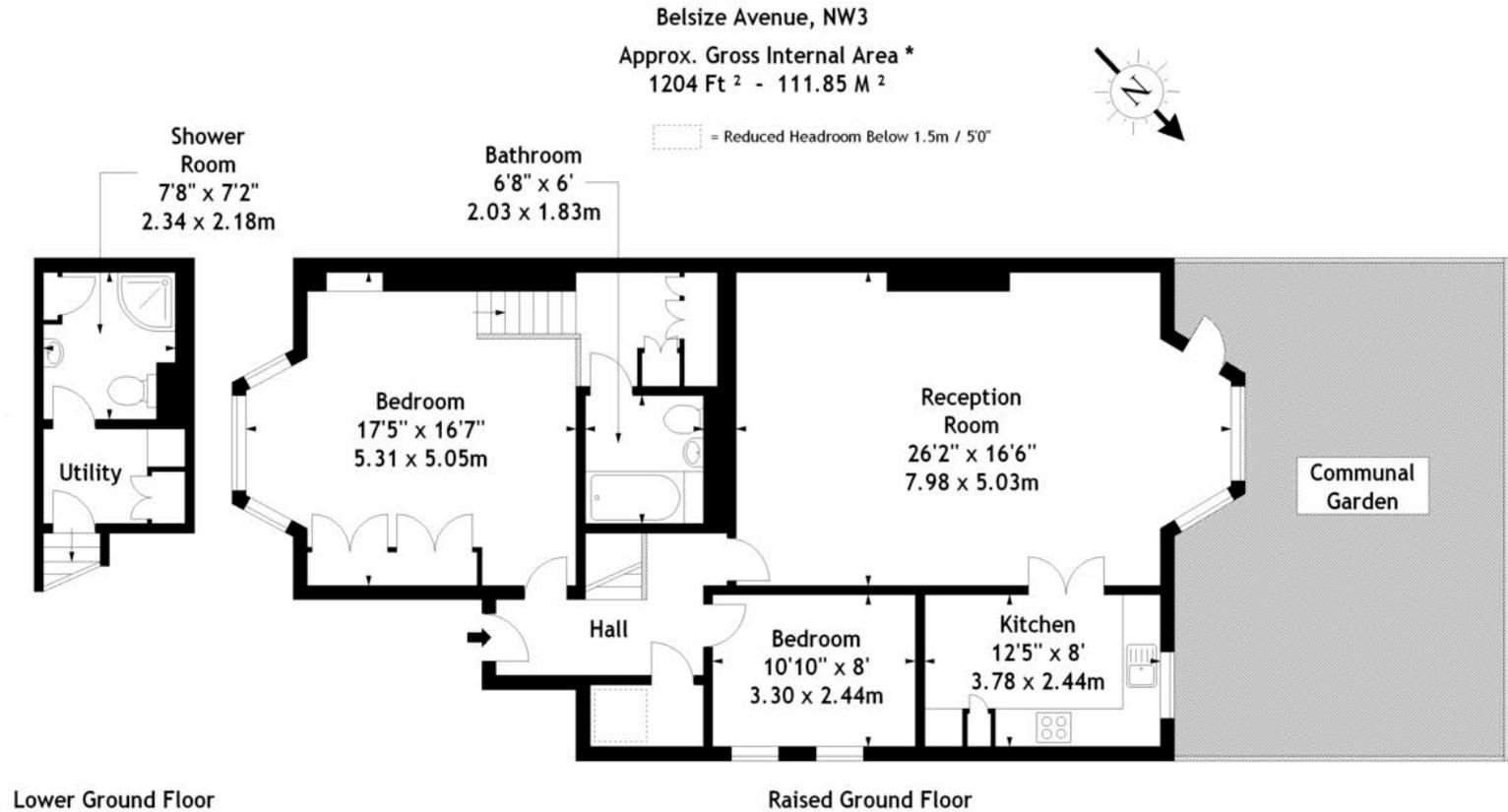
LEASEHOLD

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INTERNAL AREA:
1,204 SQ. FT. / 111.85 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	52	62
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		Directive 2002/91/EC	



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19 BELSIZE GROVE, LONDON, NW3 4TX

020 7722 9799

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

