

HADLEIGH
RESIDENTIAL



STEELES ROAD, NW3

£599,950 LEASEHOLD

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BRIGHT TOP FLOOR APARTMENT | SPACIOUS MASTER BEDROOM | SECOND BEDROOM/STUDY | 17' RECEPTION ROOM | OPEN PLAN KITCHEN | MODERN BATHROOM | BALCONY | STUNNING VIEWS | EXCELLENT LOCATION |

DESCRIPTION

A bright and beautifully presented one bedroom apartment with further study set on the top floor of this charming terraced Victorian house ideally located along one of Belsize Park's most desirable residential streets. Particular features include a generous 17' reception room with stylish open plan kitchen, a 13' master bedroom with balcony boasting stunning city views and a small second bedroom which is an ideal study/home office. Entered on the second floor the apartment features a spacious entrance hall and landing with fitted storage, modern bathroom suite and a second bedroom / study. Steeles Road is well located for easy access down to Primrose Hill and Camden Town or for the many local shops, cafes and restaurants of Belsize Park.



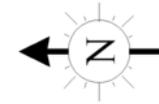
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INTERNAL AREA:
613 SQ.FT / 57 SQ.M

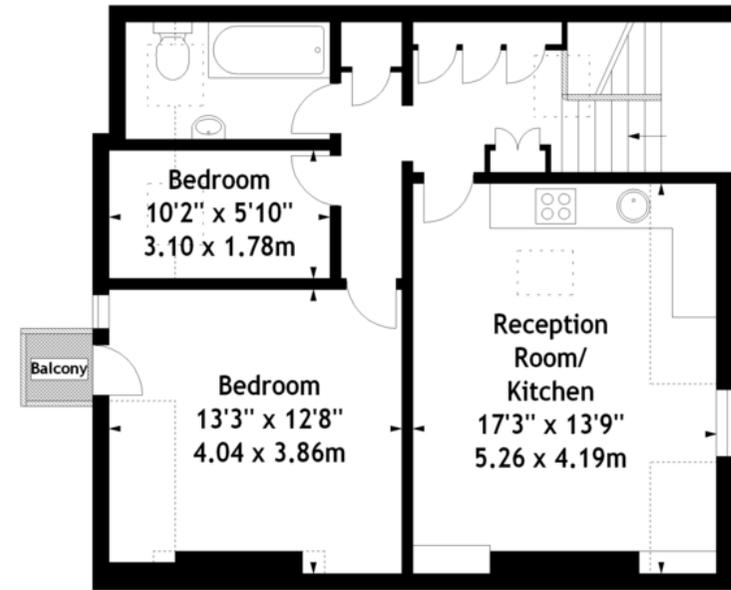
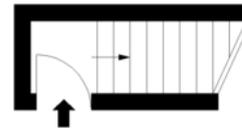
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall 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	63	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		Directive 2002/91/EC	

Steeles Road, NW3
 Approx. Gross Internal Area *
 (Excluding Reduced Headroom)
 613 Ft² - 56.95 M²
 Reduced Headroom
 99 Ft² - 9.19 M²
 Total = 712 Ft² - 66.14 M²



 = Reduced Headroom Below 1.5m / 5'0"



Second Floor
Entrance

Third Floor

Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice

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NAEA

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