

HADLEIGH  
RESIDENTIAL



TUDOR CLOSE, BELSIZE AVENUE, **NW3 4AG**

**£849,950** SHARE OF FREEHOLD

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**£849,950**

18' RECEPTION ROOM | TWO BEDROOMS | DINING ROOM / 3RD BEDROOM | MODERN FITTED KITCHEN | BATHROOM & SEPARATE GUEST CLOAKROOM | DOUBLE GLAZED CRITTALL WINDOWS | WELL KEPT COMMUNAL GARDENS | PARKING AVAILABLE | PORTERAGE | CHAIN FREE

## DESCRIPTION

A stylish and spacious 2 bedroom, 2 reception apartment set on the ground floor of this exclusive and well maintained 1930's development located in the heart of Belsize Park. The property is offered for sale in good decorative condition throughout and provides 864 sq. ft. of well-planned and flexible living accommodation. Attractive features include an 18' reception room, two bedrooms, dining room/ 3rd bedroom, kitchen, bathroom and separate guest wc. In addition, the original windows have been replaced with double glazed Crittall windows throughout, there is a day time porter and parking is available on this private road. Tudor Close is a private no through road between Belsize Avenue and Glenloch Road and is conveniently located just a short walk from Belsize Park underground station and fashionable shops and restaurants of Haverstock Hill.

## SHARE OF FREEHOLD



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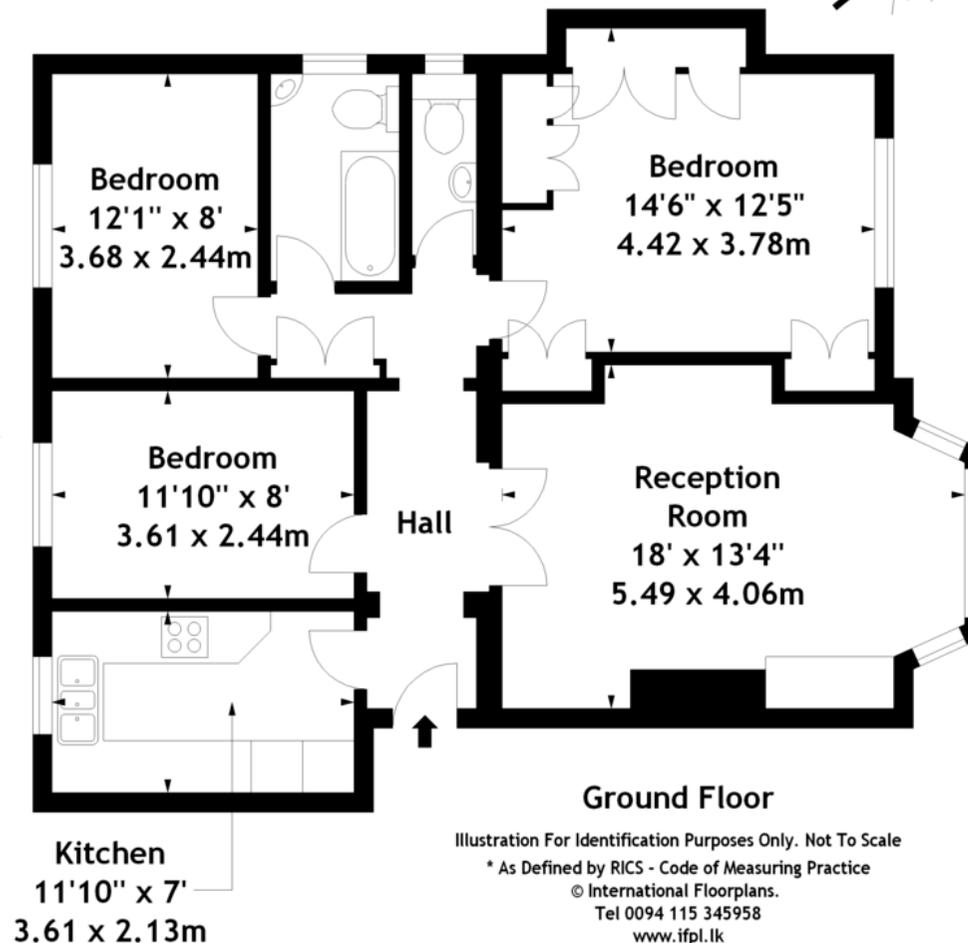
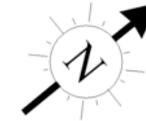
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INTERNAL AREA:  
864 SQ. FT. / 80 SQ. M

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	57	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		Directive 2002/91/EC 	

Tudor Close, NW3  
Approx. Gross Internal Area \*  
864 Ft<sup>2</sup> - 80.27 M<sup>2</sup>



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