

HADLEIGH
RESIDENTIAL



ROMNEY COURT, HAVERSTOCK HILL, **NW3**

£359,950 LEASEHOLD

ROMNEY COURT, HAVERSTOCK HILL, NW3

£359,950

19' STUDIO ROOM | KITCHEN BREAKFAST ROOM | MODERN BATHROOM | CIRCA 346 SQ. FT. | FIRST FLOOR | LIFT | COMMUNAL GARDENS | OFF STREET PARKING | EXCELLENT LOCATION IN HEART OF BELSIZE PARK |

DESCRIPTION

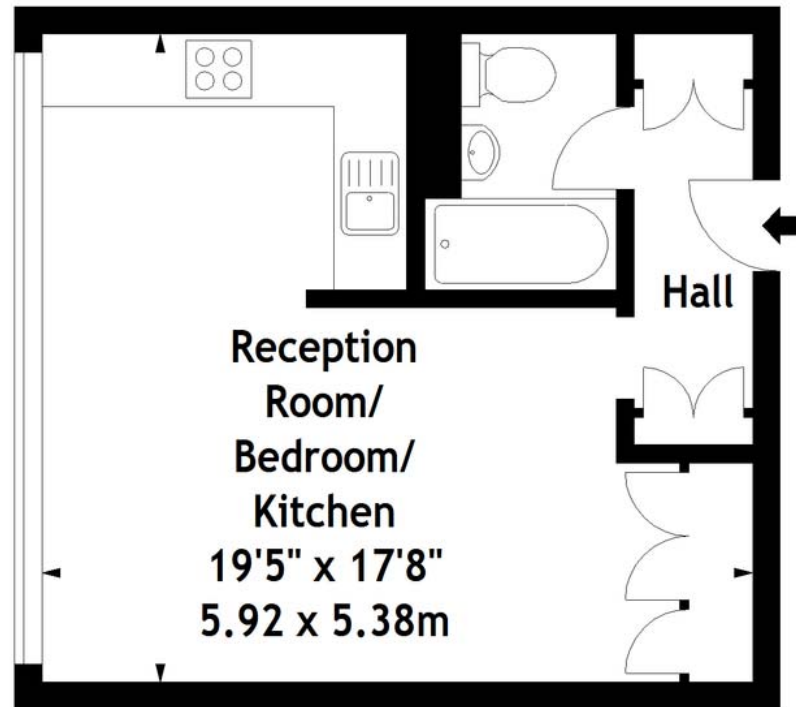
Offered in excellent decorative condition is this generously proportioned studio apartment set on the first floor of this popular purpose built block. The apartment, which is circa 346 sq ft, boasts an impressive 19' studio room, a good size kitchen breakfast room and stylish modern bathroom suite. Other attractive features include parquet wood flooring, fitted wardrobes, off street parking available on a first come first serve basis and a communal garden. Ideally located just a few hundred yards from Belsize Park underground station and the many local shops, cafes and restaurants.



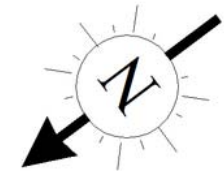
INTERNAL AREA:
346 SQ.FT / 32 SQ.M

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			77
(55-68) D	66		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		Directive 2002/91/EC	



Romney Court,
Haverstock Hill, NW3
Approx. Gross Internal Area *
346 Ft² - 32.14 M²



First Floor

Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice

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