

HADLEIGH  
RESIDENTIAL



MANOR MANSIONS, BELSIZE PARK GARDENS, NW3 £1,540,000 SHARE OF FREEHOLD

# MANOR MANSIONS, BELSIZE PARK GARDENS, NW3

£1,540,000

TWO SPACIOUS RECEPTION ROOMS | FOUR BEDROOMS | KITCHEN BREAKFAST ROOM | BATHROOM | UTILITY ROOM | CIRCA 1689 SQUARE FOOT | HIGH CEILINGS | PERIOD FEATURES | COMMUNAL GARDEN | EXCELLENT POTENTIAL

## DESCRIPTION

A generously proportioned four-bedroom, two reception room apartment set on the third floor of this beautiful Victorian Mansion block in Belsize Park. In need of modernisation this spacious apartment of just under 1700sq ft offers an excellent opportunity to refurbish and finish to individual specifications. Particular features include two impressive reception rooms with wood floors and high ceilings, a kitchen breakfast room, large sash windows throughout and original cornicing. Manor Mansions is conveniently located on the corner of Belsize Grove and Belsize Park Gardens within easy walking distance of Belsize Park underground station and the many local restaurants and shops of Haverstock Hill, Englands Lane and Belsize Village. The open spaces of both Primrose Hill and Hampstead



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INTERNAL AREA:  
1,689 SQ.FT / 157 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		85
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		Directive 2002/91/EC	



