

Belsize Park

London, NW3



The top two floors of an imposing stucco-fronted Victorian property provide the setting for this contemporarily designed flat.

It is on one of the area's most sought-after streets and enjoys an elevated position and very quiet position over the leafy gardens of Belsize Park and the adjoining Belsize Lane.



1 RECEPTION ROOM



2 BEDROOMS



2 BATHROOMS



SHARE OF FREEHOLD



1,284 SQ FT



**GUIDE PRICE
£1,200,000**



The property

The property has an abundance of natural light and has been refurbished to an exemplary standard. There is electric underfloor heating on both levels. Upon arrival the front door opens directly into the stunning living space that includes a well-equipped and thoughtfully designed kitchen, featuring luxury appliances including a six-ring Wolf gas hob/oven plus US style Bertazzoni fridge. In turn this is adjacent to the open plan dining area, and a guest w.c. On the upper floor there is the principal bedroom with en-suite bathroom and walk-in wardrobe. There is a second double bedroom, with its own facilities, and a dual-access shower room. Across the width of the property there is ample eaves storage. The flat benefits further from a linked digital sound system and three wall-mounted LG televisions.

Location

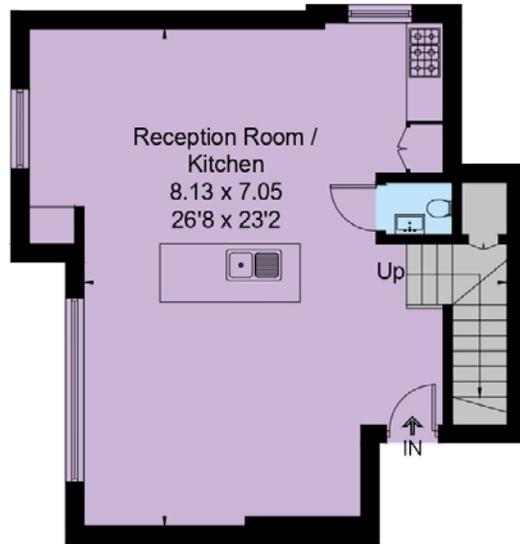
Ideally positioned within 0.3 miles of highly desirable Belsize Village, the property is also easily accessible to Swiss Cottage, Hampstead, Primrose Hill, and St. John's Wood. It is superbly well served by public transport - within 0.2 miles of Swiss Cottage (Jubilee Line), 0.3 miles of Finchley Road (Metropolitan Line), and 0.6 miles of Belsize Park (Northern Line). Even nearer are two frequent buses to Hampstead and other destinations. There are three further Overground stations Hampstead Heath (0.9miles), South Hampstead (0.5 miles), Finchley Road, and Frognal (0.7miles).



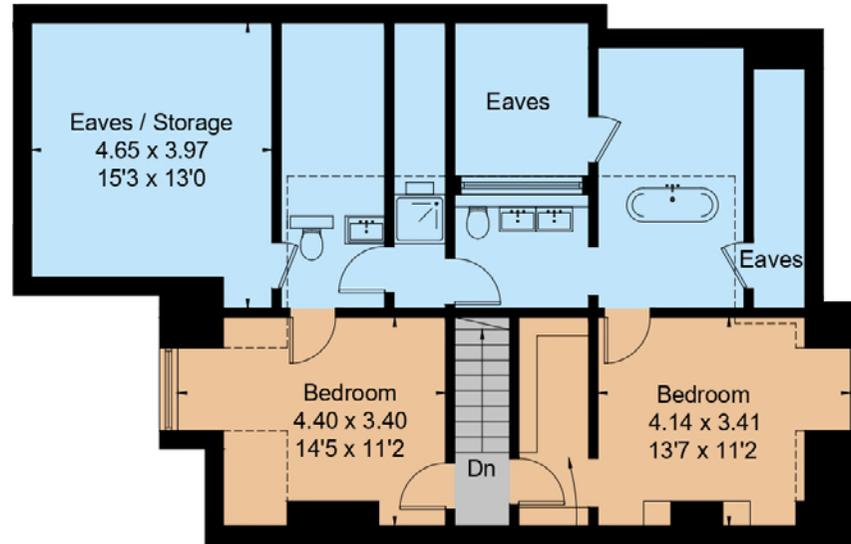




[] = Reduced head height below 1.5m



Second Floor



Third Floor

Floorplans

Gross internal area 1,284 sq ft (119.2 sq m) excluding eaves.

Eaves 275 sq ft (25.6 sq m)

For identification purposes only.

General

Tenure: Share of freehold, leasehold 999 years from 1st January 2000

Local Authority: London borough of Camden

Service Charge: 2025/2026 was £1400.00

Council Tax: Band G

EPC Rating: D

Parking: On street residents permit: CA-B

Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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