



# Belsize Lane

Belsize Park, NW3

Asking Price £1,450,000

An exceptionally bright four bedroom upper duplex flat extending to nearly 1,500 square feet of accommodation, arranged over the second & third floors of an attractive period house, located on this pretty road in Belsize Park.

This impressive home offers four bedrooms and three bathrooms, together with spacious accommodation flooded with natural light throughout.

Two private balconies provide superb outside space, facing both North & South and enjoying delightful views including far reaching views across central London. Additionally, the property benefits from a share of the freehold and a long lease with 945 years remaining.

The property is ideally located just 0.2 miles from the High Street, with an excellent selection of shops, cafés and restaurants, Belsize Park Underground (Northern Line) is located only 0.3 miles away and Swiss Cottage Underground (Jubilee Line) is located 0.6 miles from the property. Sole agent.

**CHESTERTONS**



# Belsize Lane

Belsize Park, NW3

- Exceptionally bright upper duplex flat
- Second & third floor of a period building
- Four bedrooms & three bathrooms
- Two private balconies
- Far reaching views across London
- Share of freehold & a long lease
- Excellent location in Belsize Park
- 0.3 miles to the Northern Line
- 0.6 miles to the Jubilee Line



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**Tenure:** Share of Freehold and a lease with 944 years remaining.

**Service Charge:** £3,960 per annum including building insurance, maintenance and a contribution to the sinking fund.

**Ground Rent:** £0

**Local Authority:** Camden

**Council Tax Band:** G

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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### *Chestertons Hampstead Sales*

55-56 Hampstead High Street

Hampstead

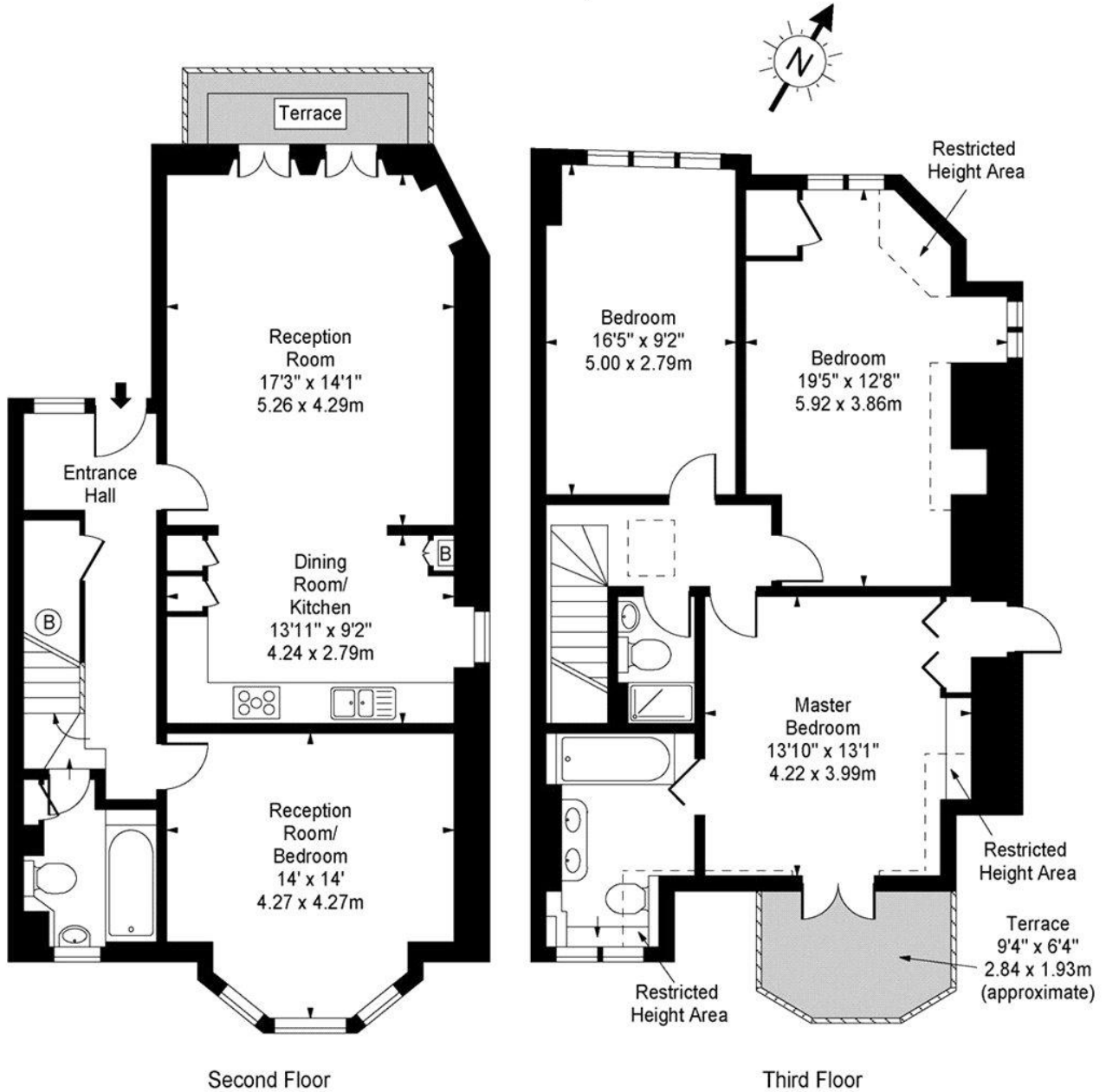
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## Belsize Lane, NW3



**Approx Gross Internal Area 1465 Sq Ft - 136.10 Sq M**  
(Including Restricted Height Area)

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Prepared for Chestertons  
Ref. No. 003950M

