



## Gilling Court, London, NW3

Offers Over £300,000 *Share of Freehold*



A spacious rear-facing studio apartment in the heart of Belsize Park, located on the third floor of this popular and well-maintained 1930s purpose-built block with a lift, porter and access to large communal gardens. Internally, the apartment benefits from a 16'2" x 14'9" studio room with wood flooring and storage, as well as a separate kitchen and bathroom. The block also boasts charming communal areas, including a spacious foyer, and is located on Belsize Grove. The apartment is superbly positioned, within easy access of Belsize Park Underground Station and many popular shops and cafés along both Haverstock Hill and England's Lane. The green spaces of both Hampstead Heath and Primrose Hill Park are also within easy reach.



Winkworth Belsize Park

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### KEY FEATURES

- Spacious Studio Apartment
- Passenger Lift
- Porter
- Large Communal Gardens
- Built-In Storage
- Separate Kitchen
- Separate Bathroom
- Share of Freehold



### MATERIAL INFO

**Tenure:** Share of Freehold  
**Lease Expiry Date:** 25/03/3003  
**Service Charge:** £3,000 per annum  
**Ground Rent:** £ 25 Annually  
**Council Tax Band:** C  
**EPC rating:** D





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 59 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

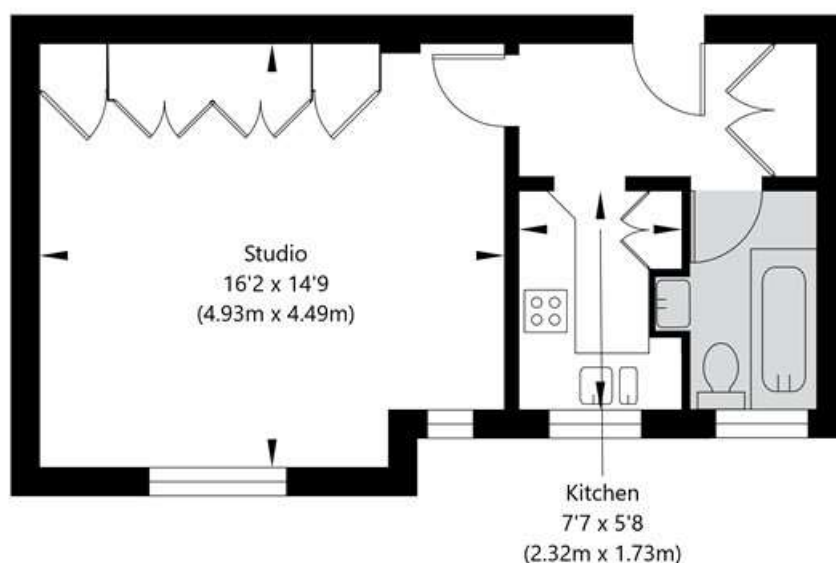
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/BEL260054>

## Gilling Court, Belsize Grove, London, NW3 4XD

Third Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 34.22 SQ M / 368 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 34.22 SQ M / 368 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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