



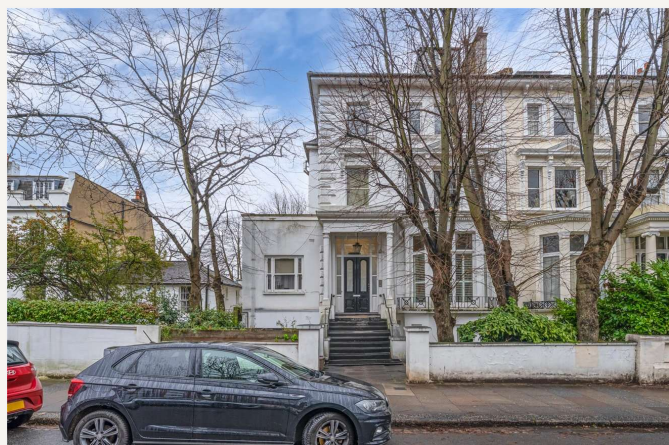
## Belsize Grove, NW3

Offers Over £400,000 *Share of Freehold*

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Rarely available to the market, we are delighted to offer, as sole agent, this lovely studio apartment located on the raised ground floor of a white stucco-fronted building on Belsize Grove. The apartment benefits from a large studio room with a semi-open kitchen, bathroom, high ceilings and a bay window, along with stairs leading up to a mezzanine level with a bedroom area and ample storage.

The property is well located approximately 0.2 miles from Belsize Park Underground Station and within close proximity to the many popular shops, restaurants and cafes that the local area has to offer.



Winkworth Belsize Park

020 7483 7604 | [belsizepark@winkworth.co.uk](mailto:belsizepark@winkworth.co.uk)

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## KEY FEATURES

- Reception / Dining Room
- Semi-Open Kitchen
- Bathroom
- Mezzanine Level with a Bedroom Area & Ample Storage
- Share of Freehold



## MATERIAL INFO

**Tenure:** Share of Freehold

**Lease Expiry Date:** 27/01/3025

**Service Charge:** £4,943 per annum

**Service Charge Note:** Heating & Hot Water Included in a Service Charge

**Ground Rent:** £10 Annually (subject to increase)

**Council Tax Band:** D

**EPC rating:** D





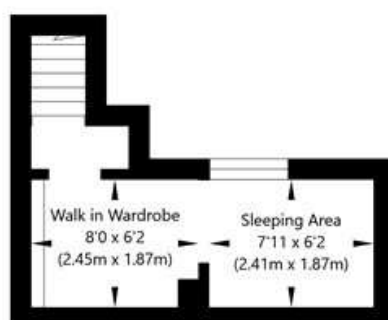
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 D    | 72 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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

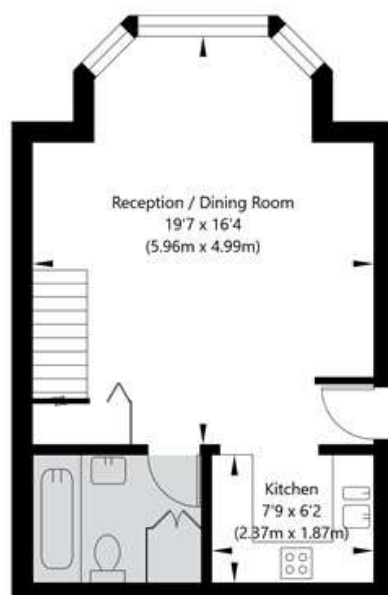


<https://www.winkworth.co.uk/sale/property/WHP250172>

## Belsize Grove, London NW3 4TR



Mezzanine  
GROSS INTERNAL FLOOR AREA  
APPROX. 10.48 SQ M / 113 SQ FT



Raised Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 36.63 SQ M / 394 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 47.11 SQ M / 507 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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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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