



Belsize Grove, NW3

£435,000 *Share of Freehold*

0 1 1

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

Winkworth

for every step...



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: £3,711 per annum

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

Ground Rent: £10 Annually

Council Tax Band: D

EPC rating: D





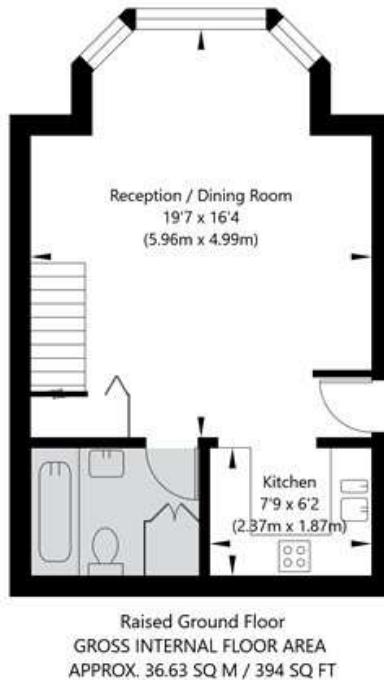
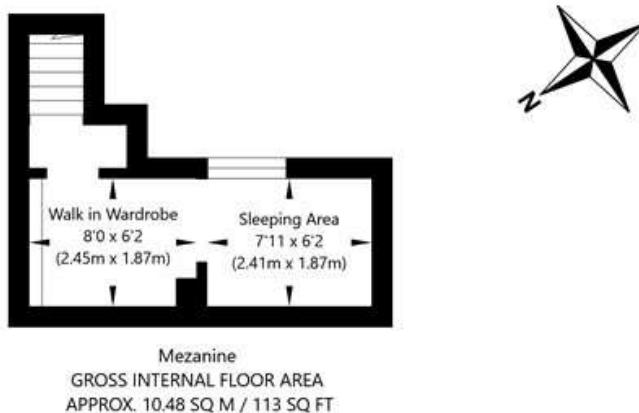
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	72 C
39-54	E		
21-38	F		
1-20	G		

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



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.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMBERSHOREPIX.CO.UK

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.

Winkworth Belsize Park

020 7483 7604 | belsizepark@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.