



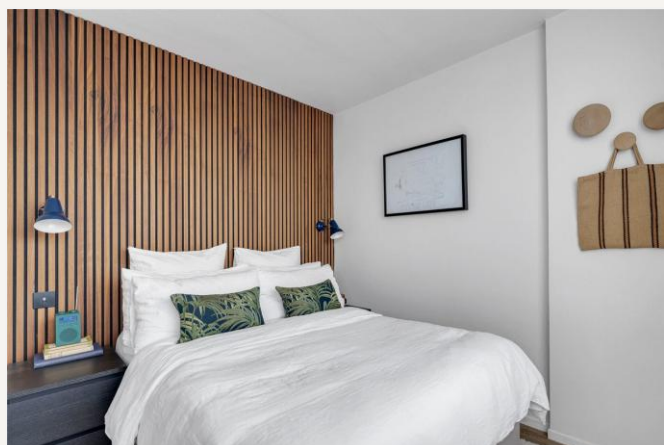
Romney Court, London, NW3

£375,000 *Leasehold*



A truly stunning fourth-floor, back-facing one-bedroom apartment with superb views, set within this ideally located purpose-built block in the heart of Belsize Park. The apartment provides just over 360 sq. ft. and boasts a 19' reception room with wood floors and excellent built-in storage, an open-plan luxury fitted kitchen, a bedroom, and a modern bathroom.

The property is immaculate throughout. There is also a lift, bike storage, a caretaker, communal gardens, and off-street parking, which is available on a first-come, first-served basis. Conveniently located just a few hundred yards from Belsize Park Underground Station and the many local shops, cafés, and restaurants on Haverstock Hill and England's Lane. The open spaces of both Hampstead Heath and Primrose Hill Park are also within easy reach.



Winkworth Belsize Park

020 7483 7604 | belsizepark@winkworth.co.uk

Winkworth

for every step...



KEY FEATURES

- Bedroom
- Bathroom
- Open Plan Kitchen/Reception Room
- Passenger Lift
- Communal Gardens
- Parking on First Come First Served Basis
- Leasehold



MATERIAL INFO

Tenure: Leasehold

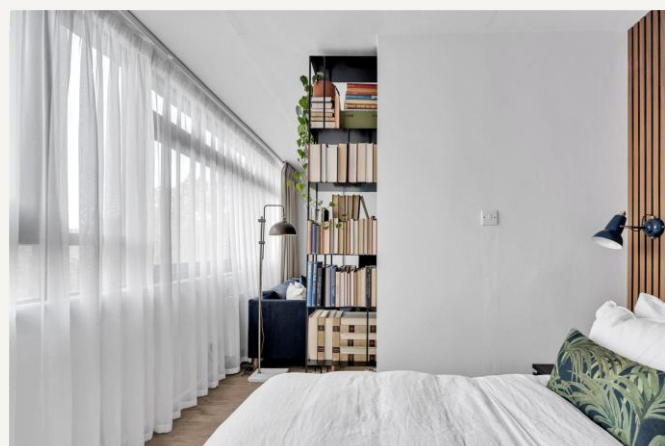
Lease Expiry Date: 13/11/2152

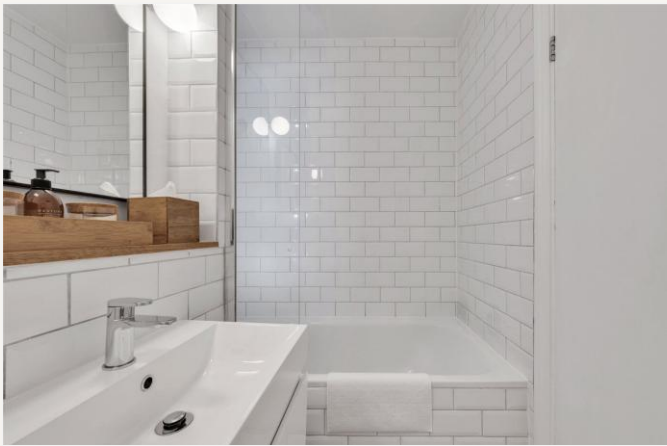
Service Charge: £1,899.6 per annum

Ground Rent: £25 Annually (subject to increase)

Council Tax Band: C

EPC rating: D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

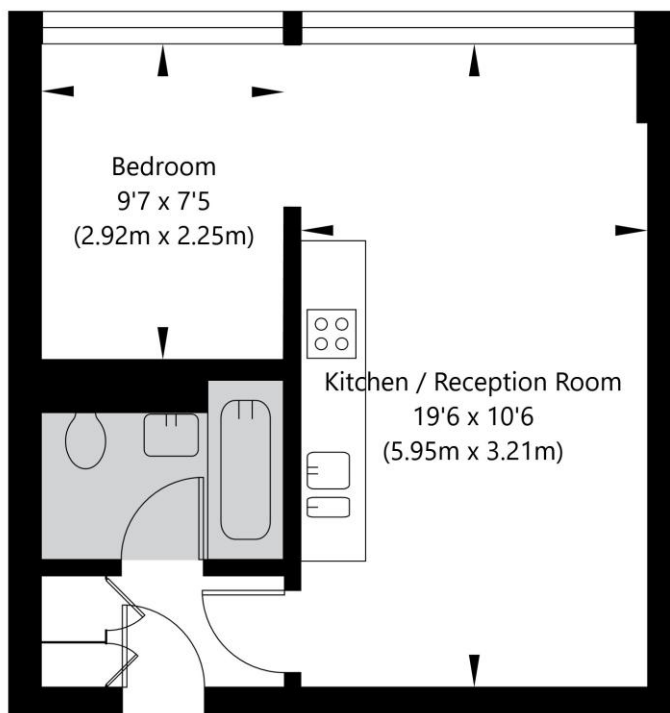
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/BEL260007>

Romney Court, Haverstock Hill, London NW3 4RX

Fourth Floor
GROSS INTERNAL FLOOR AREA
APPROX. 33.54 SQ M / 361 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA APPROX. 33.54 SQ M / 361 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.