



## Huxley House, London, NW3

£595,000 *Leasehold*



A bright and spacious one-bedroom purpose-built apartment (550 sq. ft / 51 sq. m) with a large rear-facing balcony situated on the third floor of an impressive recently built development with a lift. This stunning apartment offers modern specifications. Features include a fully fitted kitchen open-plan to the reception with double-glazed sliding patio doors leading onto a large balcony, spacious double bedroom with fitted wardrobes and a modern bathroom. Huxley House is a landmark development conveniently located moments from Hampstead Heath and a short walk from the numerous fashionable cafés, restaurants and boutiques of Belsize Park (Northern Line) as well as Hampstead Heath (London Overground).



**Winkworth Belsize Park**

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## KEY FEATURES

- Double Bedroom
- Family Bathroom
- Fully Fitted Kitchen
- Reception
- Passenger Lift
- Large Rear-Facing Balcony



## MATERIAL INFO

**Tenure:** Leasehold

**Lease Expiry Date:** 24/12/2265

**Service Charge:** £3,000 per annum

**Ground Rent:** £500 Annually (subject to increase)

**Council Tax Band:** D

**EPC rating:** B





Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

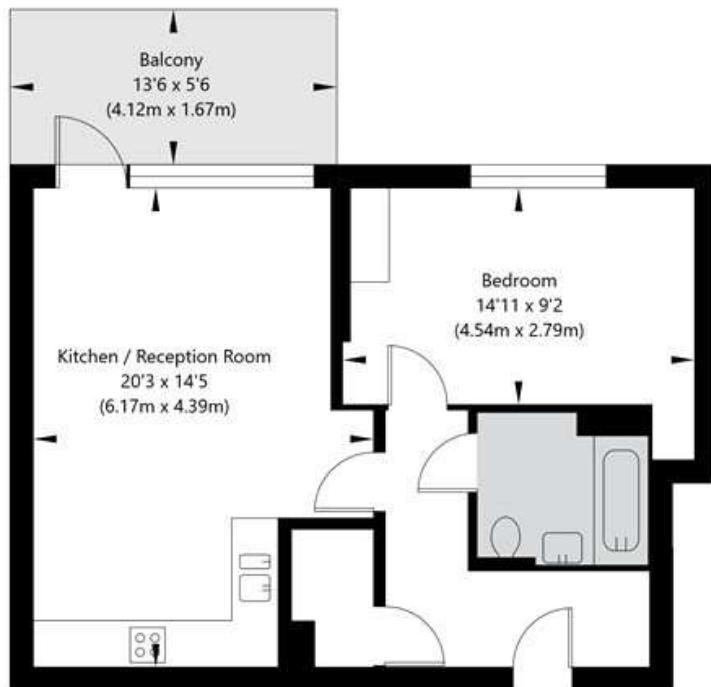
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/BEL250042>

Huxley House, 32, Lawn Road, London NW3 2EN

Third Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 51.07 SQ M / 550 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 51.07 SQ M / 550 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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