



Lambolle Road, NW3

£825,000 *Share of Freehold*



A superb two double bedroom raised ground floor apartment, situated within a popular purpose-built block on sought-after Lambolle Road. The property features a spacious reception room with double-glazed sliding doors opening onto an impressive south-facing paved terrace measuring approximately 13'11" x 6'4". The terrace enjoys attractive views over the large communal gardens, providing an excellent private outdoor space. Further benefits include ample storage, a well-appointed bathroom and a single garage. The apartment is ideally located close to both Belsize Park and Swiss Cottage Underground stations, as well as the many local shops, cafés and restaurants. The open green spaces of Primrose Hill Park are also conveniently close by.



Winkworth Belsize Park

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KEY FEATURES

- Two Double Bedrooms
- Bathroom
- Reception
- Kitchen
- South-Facing Paved Terrace
- Single Garage



MATERIAL INFO

Tenure: Share of Freehold

Lease Expiry Date: 10/02/2975

Service Charge: £2,663.5 per annum

Service Charge Note:

Ground Rent: A Peppercorn

Council Tax Band: F

EPC rating: E





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E	44 E	
21-38	F		
1-20	G		

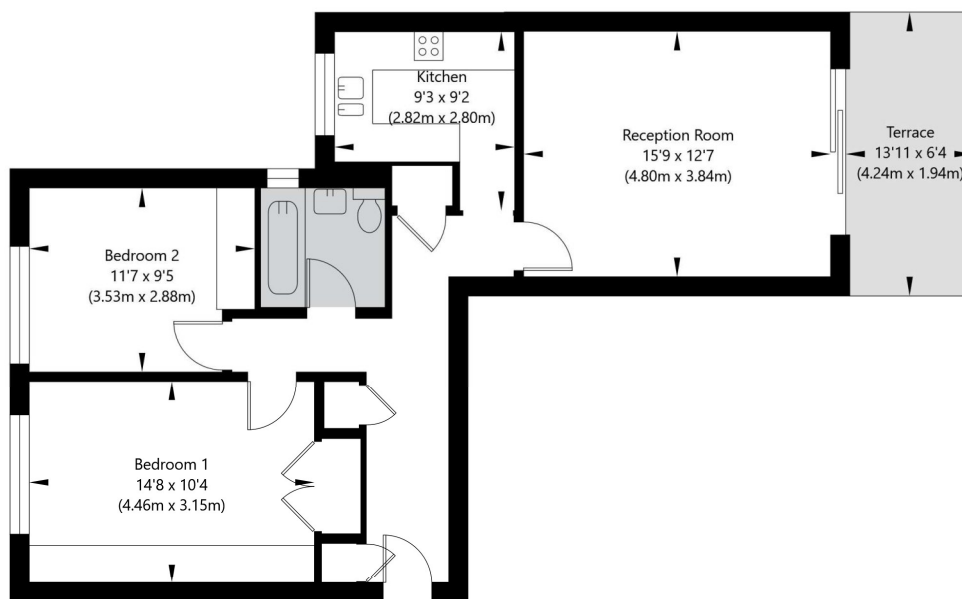
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/BEL260003>

Lambolle Road, London NW3 4HS

Raised Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 69.86 SQ M / 752 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA APPROX. 69.86 SQ M / 752 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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