



Hillfield Court, London, NW3

£535,000 *Leasehold*



A well-proportioned and bright one-bedroom apartment set on the fifth floor (top) of this stylish and well-maintained 1930s purpose-built block. Benefiting from approximately 629 sq. ft., boasting a generous 17' reception room leading to a 13' balcony and a 16' bedroom. Hillfield Court is a popular and well-maintained block with a lift that provides charming communal gardens and an on-site porter. There is also unallocated off-street parking. Ideally situated just a short walk from Belsize Park Underground Station and the fashionable cafés and restaurants of Belsize Village and Haverstock Hill.



Winkworth Belsize Park

020 7483 7604 | belsizepark@winkworth.co.uk

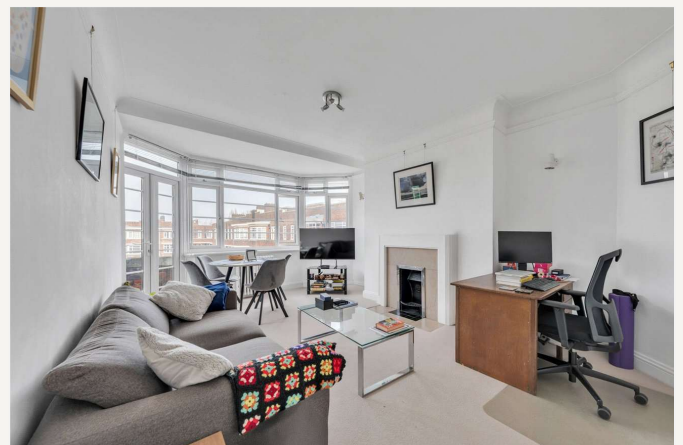
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KEY FEATURES

- Double Bedroom
- Bathroom
- Reception Room
- Kitchen
- Balcony
- Passenger Lift
- Communal Gardens
- Porter
- Off Street Parking



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 25/12/2196

Service Charge: £4348.24 per annum

Service Charge Note: Includes Hot Water & Heating

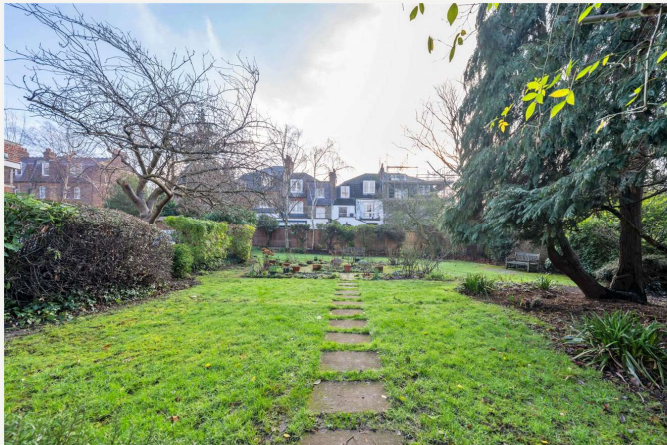
Reserve Fund £3,337.12

Ground Rent: A Peppercorn

Council Tax Band: D

EPC rating: C





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 76 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

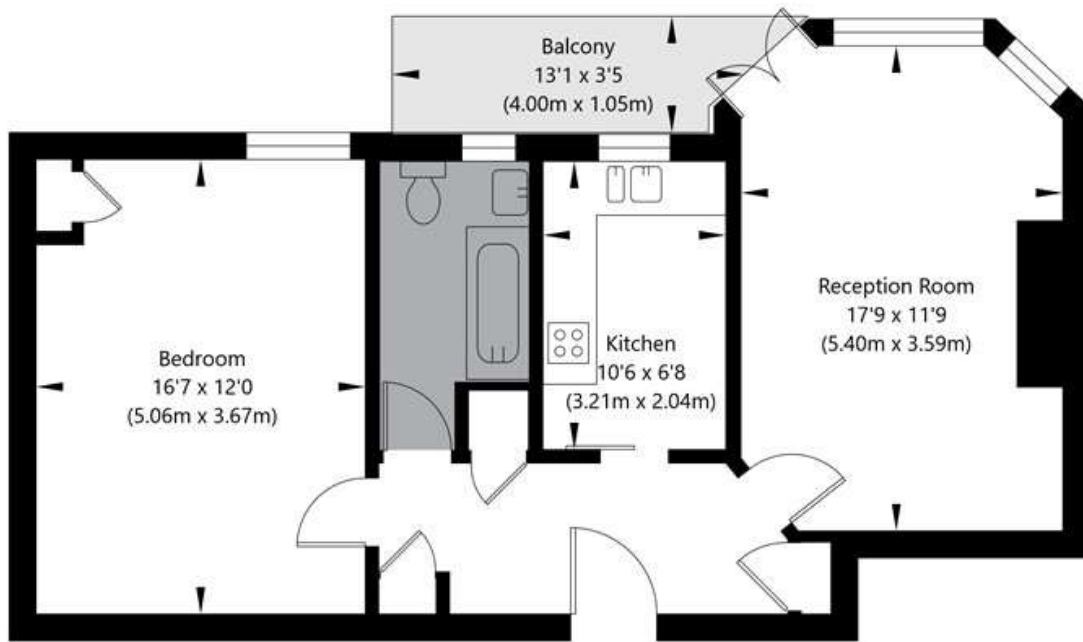
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/BEL260004>

Hillfield Court, Belsize Avenue, London NW3 4BE

5th Floor
GROSS INTERNAL FLOOR AREA
APPROX. 59.28 SQ M / 638 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 59.28 SQ M / 638 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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