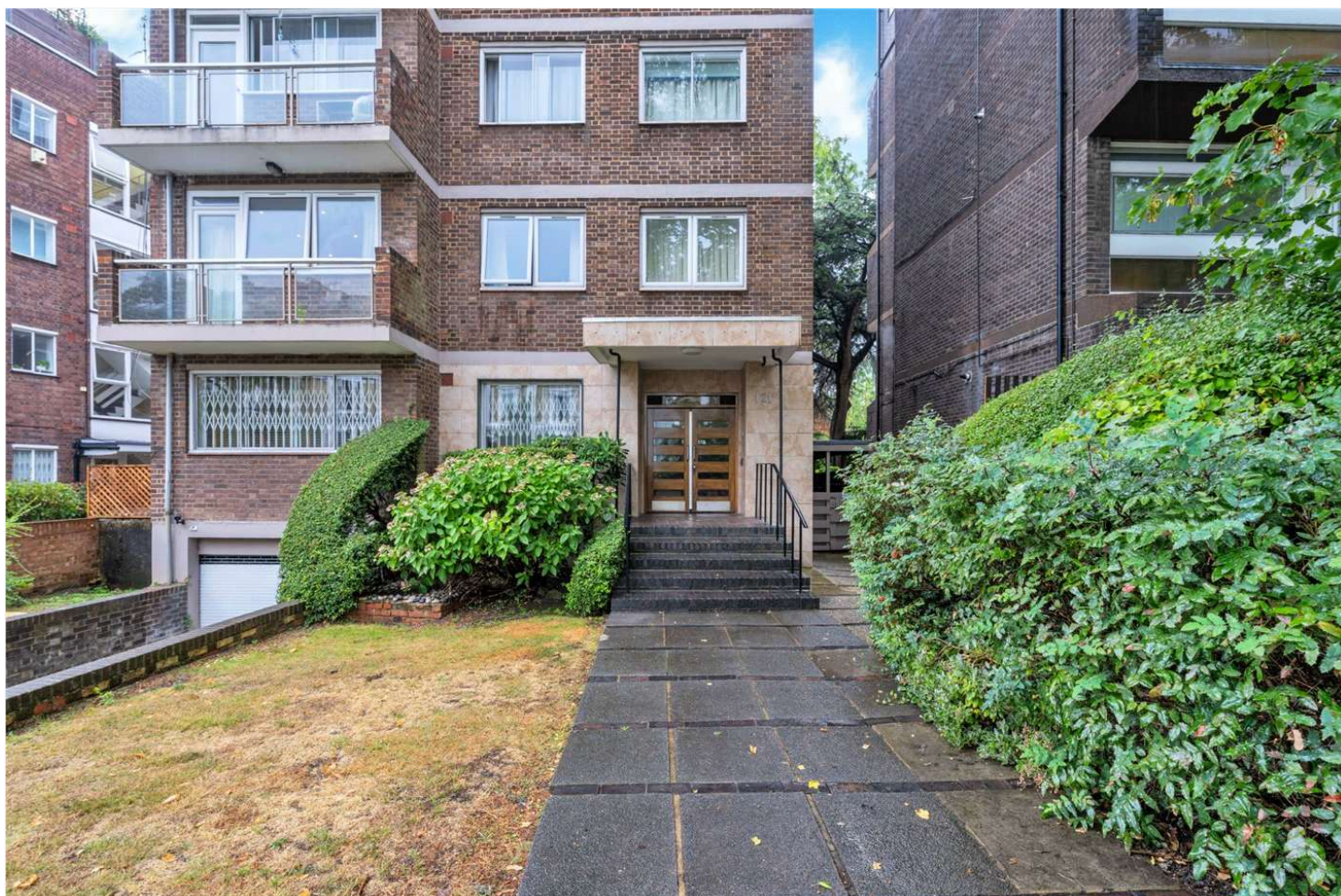




HAVERSTOCK HILL, NW3 £500,000 LEASEHOLD

Two double-bedroom apartment located on the raised ground floor of a small purpose-built block in the heart of Belsize Park on Haverstock Hill.

The flat is located at the rear of the building with a large reception with direct access to large south-facing communal gardens, a separate kitchen and bathroom offering over 743 sq. ft. of accommodation.

Located just moments from Belsize Park tube station (0.3 miles) and a short walk to Belsize Park's local shops and restaurants, as well as the many cafés and restaurants on England's Lane. You also have the amazing open green spaces at Primrose Hill and Hampstead Heath, which are both walking distance away.

Two Double-Bedrooms | Family Bathroom | Separate Kitchen | Large Reception | Large South-Facing Communal Gardens

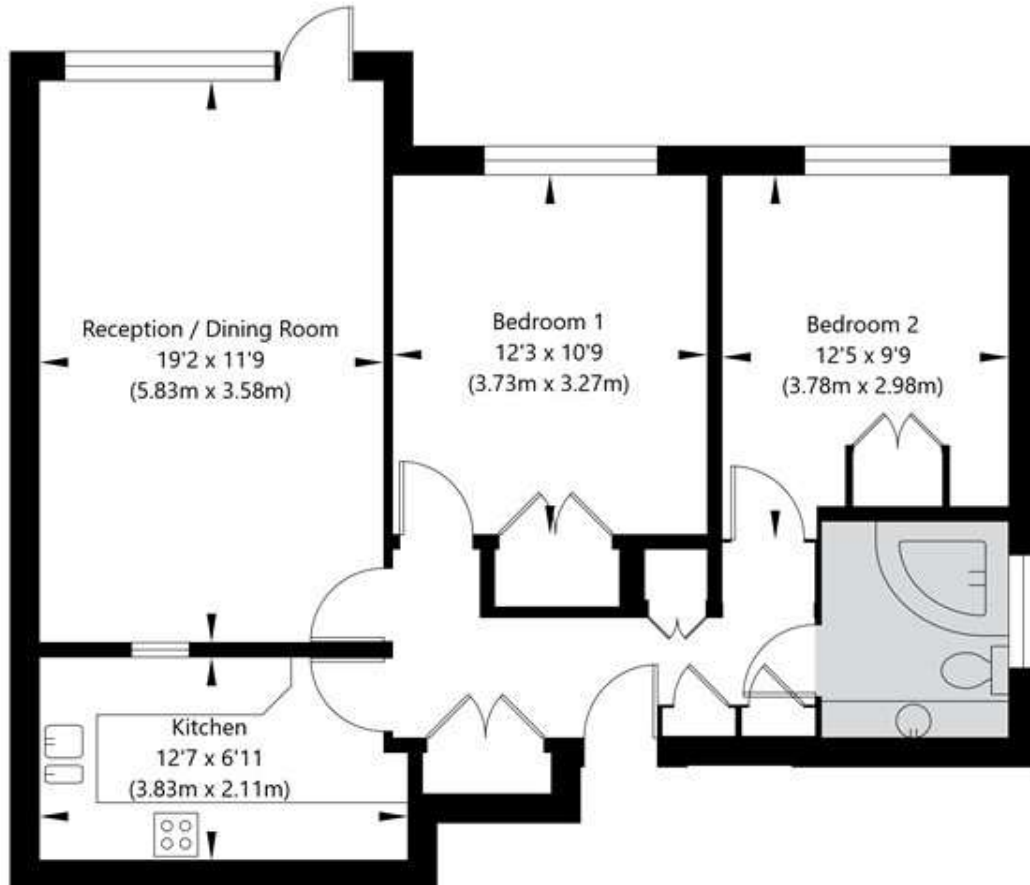
Winkworth

for every step...



Haverstock Hill, Belsize Park, London NW3 4RS

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 68.02 SQ M / 732 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 68.02 SQ M / 732 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Expires - 28/08/2064

Service Charge: £4,470.68 per annum

Ground Rent: £65 Annually

Council Tax Band: E

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.

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. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Winkworth does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested

Belsize Park | 161 Haverstock Hill, London, NW3 4QT | 020 7483 7604 | belsizepark@winwkorth.co.uk

