



THE ESTATE COMPANY



Sheridan Court, Belsize Road, London, NW6 4RY

Asking Price £799,950

- 1025 sq ft
- Two Bathroom
- Balcony
- Swiss Cottage Station - Jubilee Line
- Three Bedroom
- Renovation Project
- Secure Underground Parking
- South Hampstead - Overground Station

Flat 1 Sheridan Court, Belsize Road NW6 4RY

Sole Agent. We are pleased to present this spacious, 3 bed, 2 bath apartment (1025sq ft) on first floor (with a lift) of popular residential building.

This apartment, in need of modernisation, has amazing potential for someone looking to create a home of their own. All rooms in this property are in excellent proportion and there is tonnes of natural light throughout, a balcony to the front and underground parking for one car.

Sheridan Court on Belsize Road offers an incredible in Swiss Cottage with amenities of Finchley Road, Hampstead and South Hampstead all within close proximity - 3 minute walk to Swiss Cottage station (Jubilee) 1 minute walk to South Hampstead station (Overground) - Council Tax: Camden band D

Apartment is Leasehold in excess of 940 years. Service Charge £5400 pa.



Council Tax Band: D



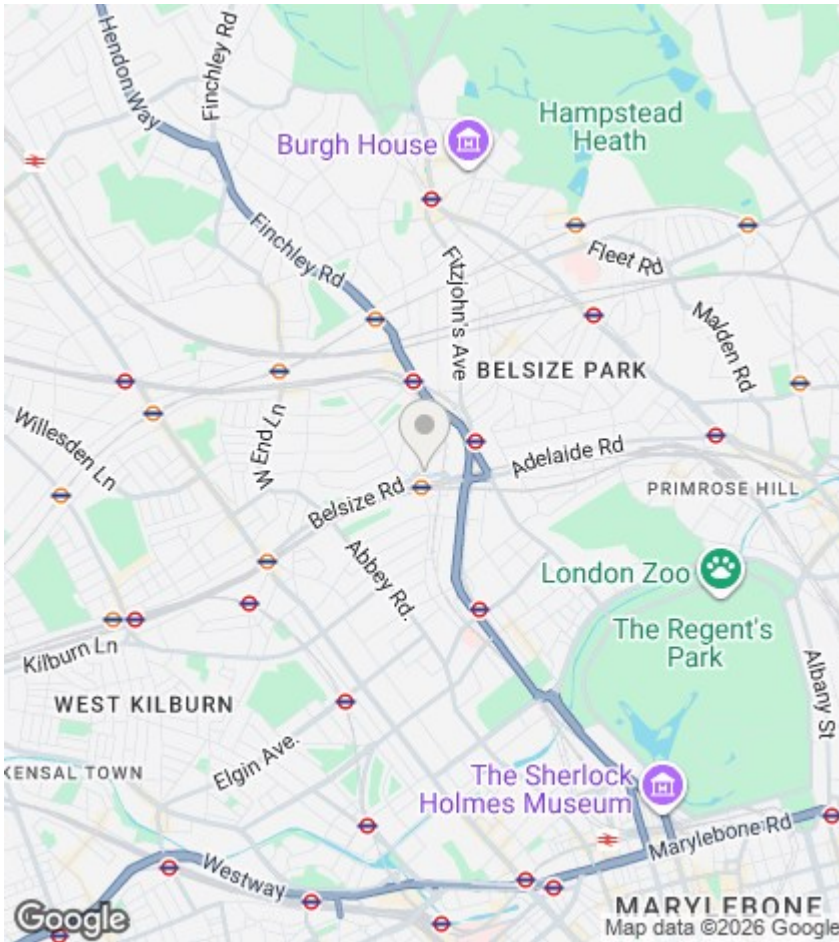


FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1025 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1025 SQ FT/ 95 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Viewings

Viewings by arrangement only. Call 020 7372 5000 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 