



Belsize Road, NW6

- Large one bedroom apartment
- Situated on the second floor of lift serviced building
- Double bedroom, modern bathroom
- South Hampstead station within 100 yards
- 544 sq.ft of internal accommodation
- Private Balcony
- Ample storage
- Access to Swiss Cottage and Finchley Road

Guide Price £450,000 Leasehold



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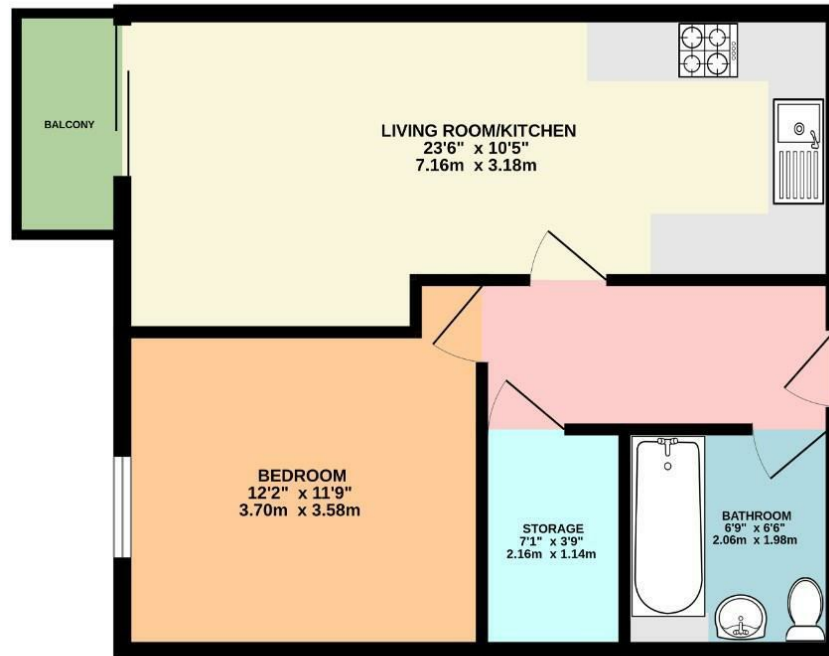
DESCRIPTION

Located in the heart of South Hampstead this spacious one bedroom apartment offers 544sq.ft of living accommodation is situated on the second floor of a modern block with Lift and private Balcony. Consisting of a large reception/kitchen area leading to a private balcony, one double bedroom a modern bathroom and a large storage area.

Belsize Road offers a wealth of amenities on your doorstep. South Hampstead station is within 100 yards and Finchley Road and West End Lane are also nearby for excellent transport links and a wide selection of amenities.



SECOND FLOOR
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 544sq.ft. (50.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Hunters West Hampstead Office on 020 7431 4777 if you wish to arrange a viewing appointment for this property or require further information.

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Council Tax: C

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|---------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| England & Wales | | EU Directive 2002/91/EC | England & Wales |
| | | | EU Directive 2002/91/EC |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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