



**HUNTERS®**  
HERE TO GET *you* THERE



# Belsize Road, London, NW6

Guide Price £450,000



A lovely and bright one bedroom apartment located on the second floor of this period conversion in the heart of South Hampstead.

The property benefits from one large master bedroom with storage, spacious living area with big windows and wooden flooring, modern semi open-plan kitchen with integrated appliances and a sleek bathroom. The property would be a wonderful home for a couple or single person.

Belsize Road is perfectly located for the many transport connections with the Jubilee Line, Metropolitan Line and London Overground all within easy reach, as well as the shops, restaurants and bars of both West Hampstead and Finchley Road.

223 West Ends Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777

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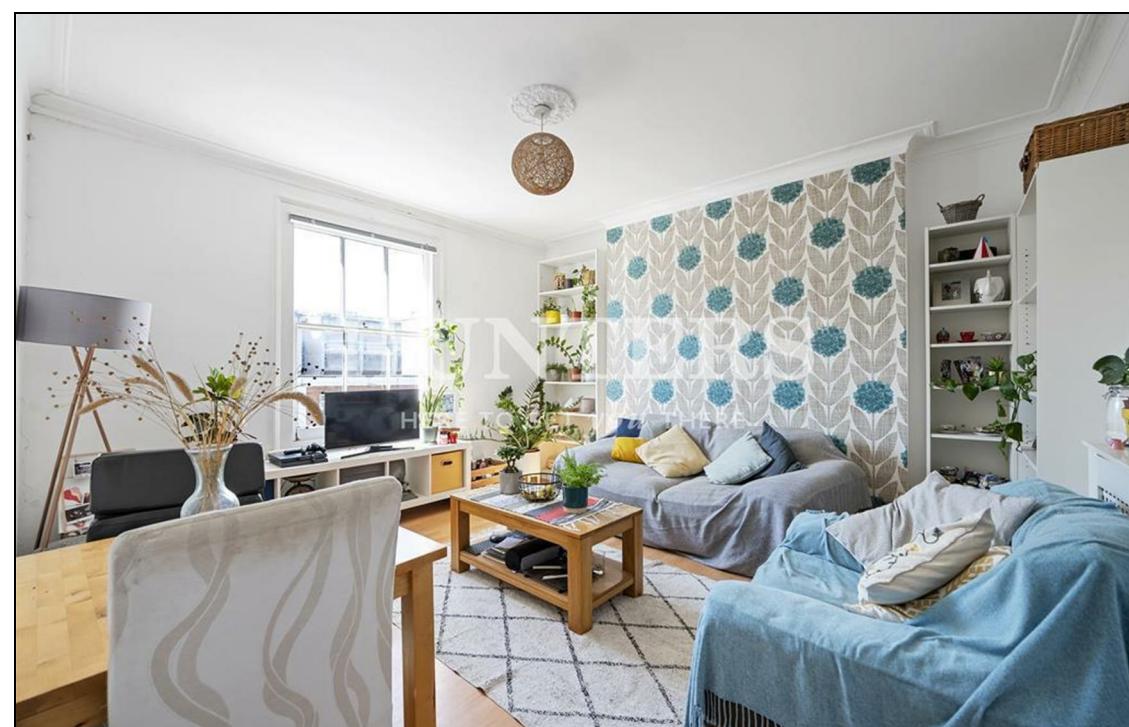


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## KEY FEATURES

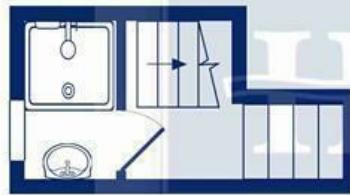
- One bedroom
- Modern apartment
- Bright & spacious
- Fantastic Location
- Wood flooring
- Lease: 107 years
- Service Charge: tbc
- Ground Rent: £100 per year
- Council Tax Band: C



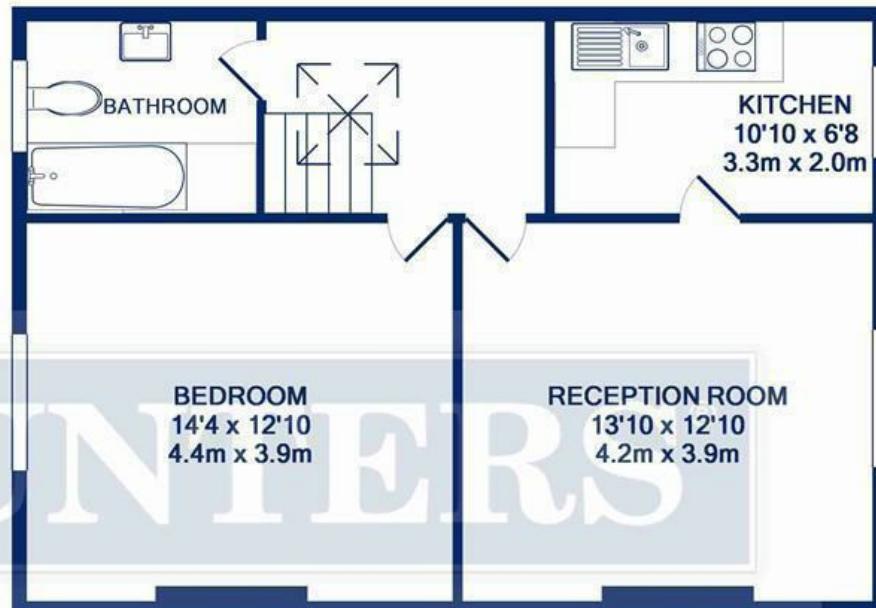




1ST FLOOR  
APPROX. FLOOR  
AREA 34 SQ.FT.  
(3.2 SQ.M.)



SPLIT LEVEL  
APPROX. FLOOR  
AREA 51 SQ.FT.  
(4.8 SQ.M.)



BEDROOM  
14'4 x 12'10  
4.4m x 3.9m

RECEPTION ROOM  
13'10 x 12'10  
4.2m x 3.9m

KITCHEN  
10'10 x 6'8  
3.3m x 2.0m

TOTAL APPROX. FLOOR AREA 628 SQ.FT. (58.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	56	68
(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		

Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C	61	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	48	
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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