



Belsize Road, South Hampstead, London, NW6

Guide Price £550,000

2 1

A charming two-bedroom second-floor flat (top floor) offering plenty of light and space throughout and is situated on one of South Hampstead's leafy streets.

The property comprises a lovely open-plan kitchen and living room, two double bedrooms and a modern shower room. Benefits include high ceilings, sash windows, an abundance of natural light, packed with charming period features throughout and the loft space demised in the lease.

Belsize Road is located a short walk from the Swiss Cottage tube station (Jubilee Line), Finchley Road tube station (Jubilee and Metropolitan Lines) and South Hampstead overground station.

This property would make a lovely first-time home, a great buy-to-let investment or a superb pied-a-terre.

Floor Area

614 sq. ft.

Tenure

Share Of Freehold

Service Charge

£1185 per annum

Ground Rent

£Included in the service charge per annum

- QUOTE REF AR0255
- No chain | 99 years lease
- Two double bedrooms
- Second floor flat (Top floor)
- Short walk to West End Lane and Finchley Road
- Share of freehold
- Charming two bedroom period property
- Open plan kitchen and living room
- Loft space demised in the lease
- Moments from South Hampstead overground station



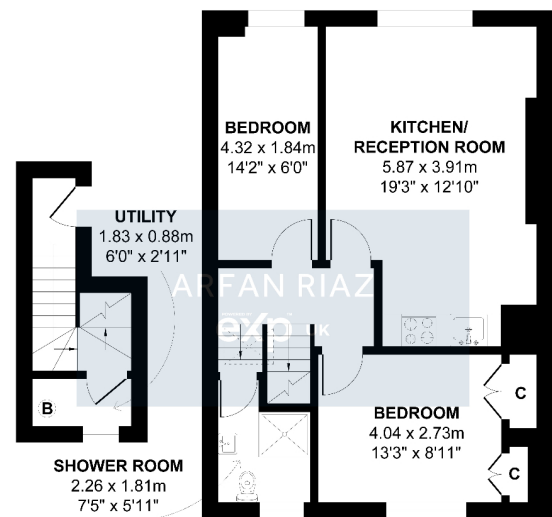
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Second Floor Flat

APPROXIMATE GROSS INTERNAL AREA: 57.0 M² ... 614 FT²



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	69
England, Scotland & Wales		
EU Directive 2002/91/EC		



FIRST FLOOR ENTRANCE

All attempts have been made to ensure the accuracy of this floor plan. All measurements of doors, windows, opening directions, room measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for display purposes only and not to scale. The total floor area is not a guarantee, should be used as an approximation and not be used on the basis of valuation.