

Haverstock Hill

Belsize Park, NW3

WAYNE & SILVER



The Property

A bright and well-proportioned two-bedroom, two-bathroom apartment featuring a spacious roof terrace, ideally located in the heart of Belsize Park.

Set on the first floor of a detached house, the apartment offers approximately 816 sq ft / 75.85 sq m of internal space. The bright south-west facing reception room and separate kitchen are positioned at the front of the property, providing excellent natural light throughout the day.

To the rear of the apartment are the principal bedroom with en-suite bathroom and a second bedroom, both overlooking the garden, offering a quiet and private aspect.

A particular highlight of the property is the large roof terrace, accessed from the hallway, providing excellent outdoor space for relaxing or entertaining.

The apartment is located on Haverstock Hill, moments from the many shops, cafés and amenities of Belsize Park, and just a one-minute walk from Belsize Park Underground Station (Northern Line).

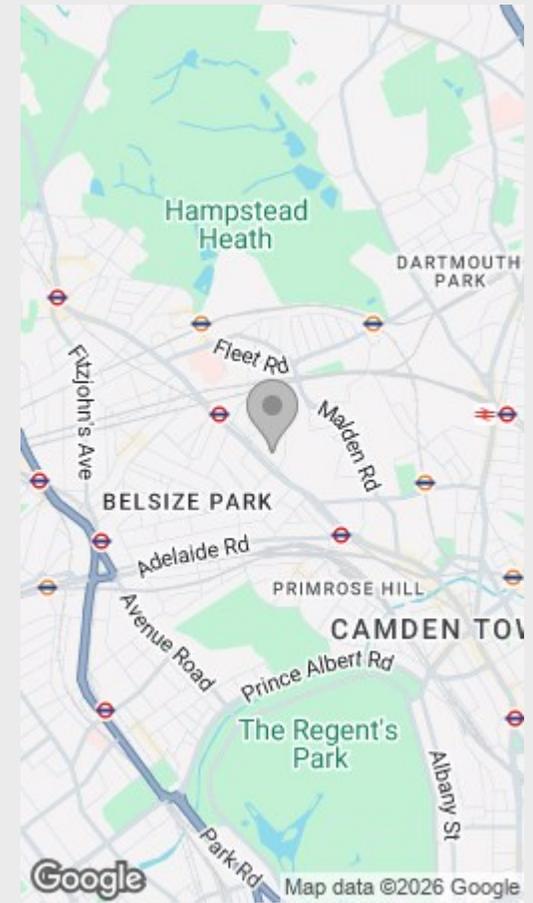
Key Features

- 2 bedroom, 2 bathrooms
- 816 sq ft / 75.85 sq m
- Large private roof terrace
- Excellent location
- Chain free





Location





Haverstock Hill

£995,000

BEDROOMS

2

BATHROOMS

2

INTERNAL

816.00 sq ft

EPC

C

LOCAL COUNCIL

Camden

TAX BAND

F

TENURE

Share of Freehold



Floorplan & EPC

£995,000

IMPORTANT INFORMATION

Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**WAYNE
& SILVER**


Haverstock Hill, London, NW3
 Approximate Gross Internal Area 75.85 sqm / 816 sqft



First Floor

THIS FLOOR PLAN IS PRODUCED FOR WAYNE & SILVER SUBMITTED BY ARCHIMEDIA web: www.archi-media.co.uk

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective buyer or lease. Specifically no guarantee is given on the gross internal floor area of the property quoted on this plan and any figures given to assist guidance only and should be treated as such.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	80
(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	

WAYNE & SILVER

41 Heath Street
Hampstead
London
NW3 6UA

We would be delighted to tell you more
020 7431 4488
info@wayne-silver.com

wayne-silver.com

Important Notice: Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.