

Belsize Park Gardens

London, NW3

WAYNE & SILVER

The Property



A generously proportioned raised ground floor apartment extending to approximately 1,399 sq ft, offering an elegant and inviting feel throughout. The property boasts a beautiful south-facing double reception room, enhanced by impressive high ceilings and an abundance of natural light, creating a superb space for both relaxing and entertaining.

Whilst the property is in generally good order, it would benefit from a degree of light refurbishment in parts, allowing an incoming purchaser the opportunity to update and personalise to their own taste.

There is excellent potential to remodel and reconfigure the accommodation, with scope to create a second bathroom (en suite) or adapt the layout to provide a third bedroom, subject to the usual consents.

Superbly positioned within close proximity to the charming Belsize Park Village Square, with its boutique shops, cafés, and local amenities.

Share of freehold.

***PLEASE NOTE:** Computer-generated images have been used within these particulars and are intended for illustrative purposes only and should be treated as general guidance only

Key Features

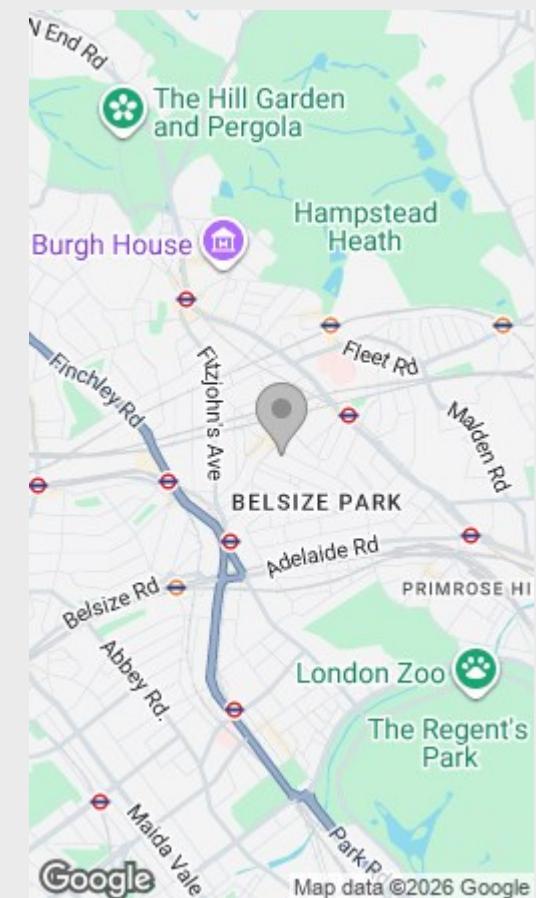
- Prime location
- High ceilings
- Potential to reconfigure
 - subject to consent
- Share of Freehold

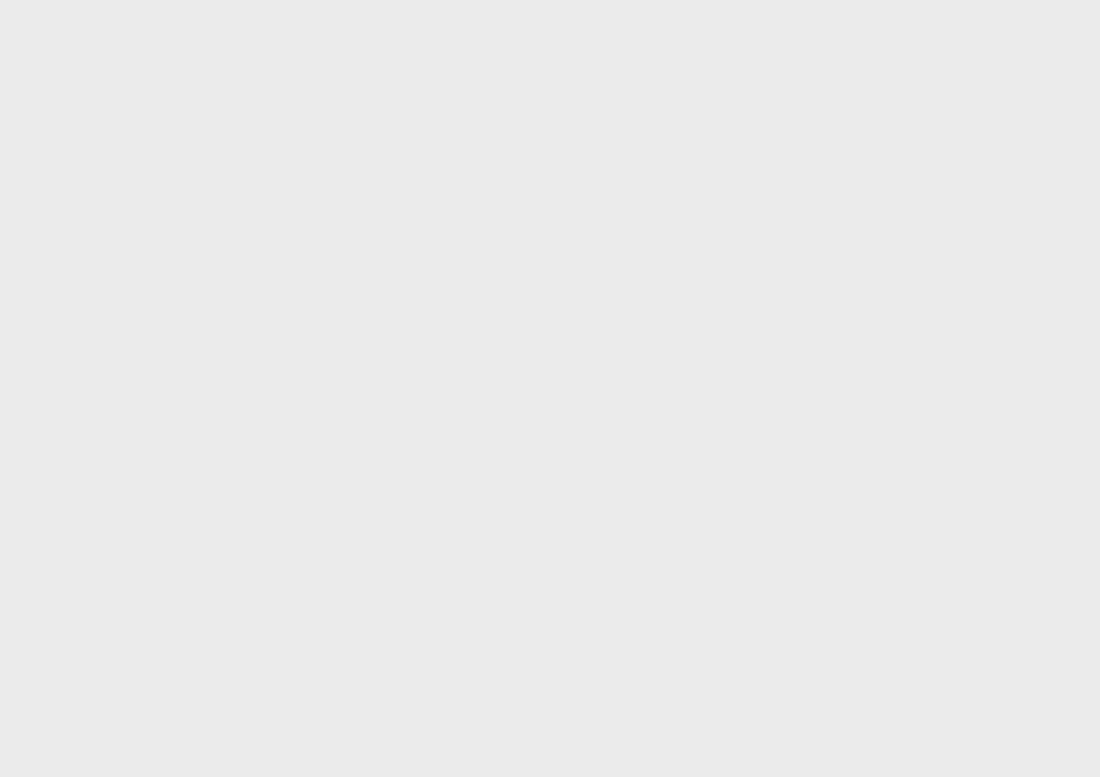


*PLEASE NOTE; Computer-generated images have been used for the first three images in this brochure and are intended for illustrative purposes only and should be treated as general guidance only



Location







Belsize Park Gardens

ASKING PRICE

£1,650,000

BEDROOMS

2

BATHROOMS

1

INTERNAL

1399.00 sq ft

EPC

C

LOCAL COUNCIL

Camden

TAX BAND

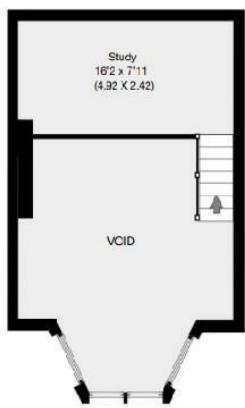
E

TENURE

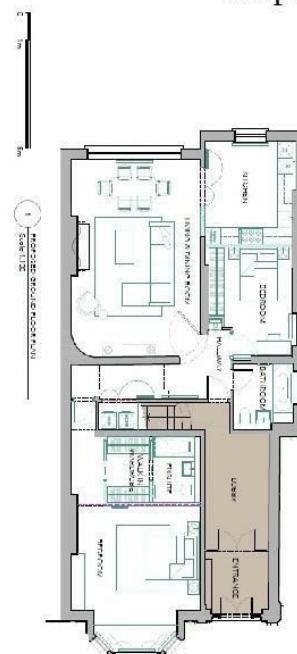
Leasehold

YEARS REMAINING

n/a



Proposed Two Bedroom
Floorplan



Floorplan & EPC

ASKING PRICE

£1,650,000

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**

Belsize Park Gardens, London, NW3
Approximate Gross Internal Area 130.04 sqm / 1399 sqft



Raised Ground Floor

Mezzanine

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 inaccuracy. These plans are for information purposes only and should be used as such by any prospective buyer or lessee. Specifically no guarantee is given on the gross internal area and the property is quoted on this plan and any figures given in these guides are only indicative in nature to assist.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	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		
EU Directive 2002/91/EC		
England & Wales		

WAYNE & SILVER

41 Heath Street
Hampstead
London
NW3 6UA

wayne-silver.com

We would be delighted to tell you more
020 7431 4488
info@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.