



www.kings-group.net

488 Bethnal Green Road
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5 Lambolle Road, London, NW3 4HS



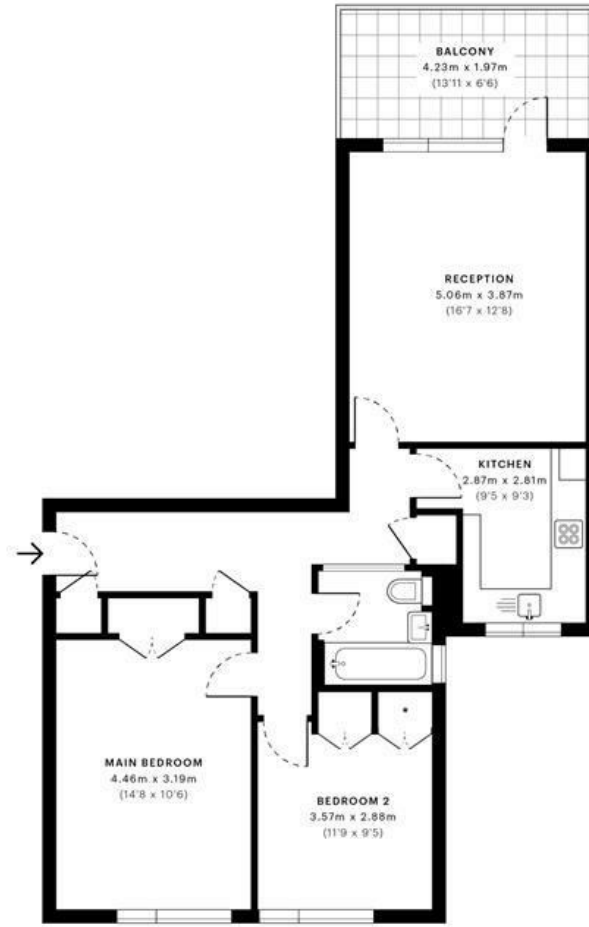
£375 Per Month

****Garage to Rent – NW3 (Belsize Park)****

Secure underground garage available at:
****Flat 1, 5 Lambolle Road, London, NW3 4HS****

- * Located within a safe, residential building
- * Secure access
- * Suitable for car parking or storage





— Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
67.08 sqm / 722.04 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
64.38 sqm / 692.98 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
8.31 sqm / 89.45 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 77.88 sqm / 838.29 sqft
IPMS 3C RESIDENTIAL 75.27 sqm / 810.20 sqft

*Excluded from measurements

SPIC ID: 60b64766a97b80d93f37437

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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