



17 Buckland Crescent

Belsize Park | London | NW3 5DH

£1,275,000



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Occupying the whole of the raised ground floor of a fine stucco fronted period building, this well presented apartment is arranged over 968 sq ft / 89.9 sq m and features a fabulous 22ft living room with high ceilings, wood flooring and three full-height french doors with direct access to a private section of rear garden.

There is a modern fitted kitchen, main bedroom with ensuite bathroom, further double bedroom and and bathroom. Located 0.1m from Belsize Village;; 0.6mils Belsize Park Underground Station (Northern Line); 0.3mils Swiss Cottage underground station. (Jubilee Line).

EPC - B

Camden Council - Band G - £2,827.68 pa

Leasehold: Expiring 31/12/2108

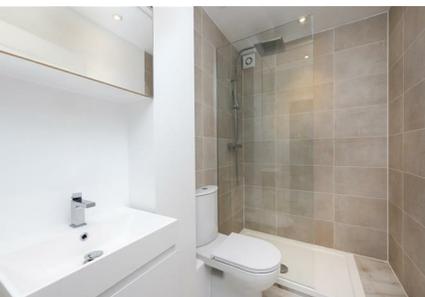
Service charge: 28 % of outgoings

It is a mandatory requirement for a Sales or Lettings Agent to be part of a redress scheme, we have membership with The Property Ombudsman (a Government-approved redress scheme).



- Period Stucco Property
- 22ft Living Room with wood flooring
- 2 Double Bedrooms
- Modern Fitted Kitchen
- Private Section of Rear Garden
- Raised Ground Floor With High Ceilings
- Direct Access to Private Garden
- 2 Bathrooms (1 ensuite)
- Within 1/4 mile from Swiss Cottage and Belsize Park

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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



Leasehold

Council Tax Band G

EPC Rating B

IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).



Buckland Crescent, NW3

Approximate Area = 89.9 sq m / 968 sq ft

Shed = 3.0 sq m / 32 sq ft

Total = 92.9 sq m / 1000 sq ft



NOT TO SCALE

Raised Ground Floor

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