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## **Belsize Park Gardens**

### **Belsize Park**

### **NW3**

Situated on highly prestigious and sought after Belsize Park Gardens, this spacious garden apartment spans approximately 1,618 sq ft (150 sq m), offers generous living accommodation throughout, and enjoys the benefit of a private south west facing garden.

At the heart of the home is a bright and spacious reception room, located at the front of the property, which opens directly onto a private patio space. To the rear, two substantial double bedrooms provide direct access to a mature and private rear garden.

The property further benefits from a well appointed kitchen, a family bathroom, an additional shower room, a guest cloakroom, and extensive built in storage throughout. Solid oak flooring enhances the interior's warm and stylish feel.

Belsize Park Gardens is ideally positioned within walking distance of Belsize Park Underground Station (Northern Line) plus all the wonderful amenities including restaurants and boutiques on both Haverstock Hill and Endlands Lane. Swiss Cottage Underground Station (Jubilee Line) is located within 0.6 miles and the open spaces of both Primrose Hill and Hampstead Heath are also within easy reach.

**£1,850,000**

**SOLE AGENT**

**Share of Freehold**









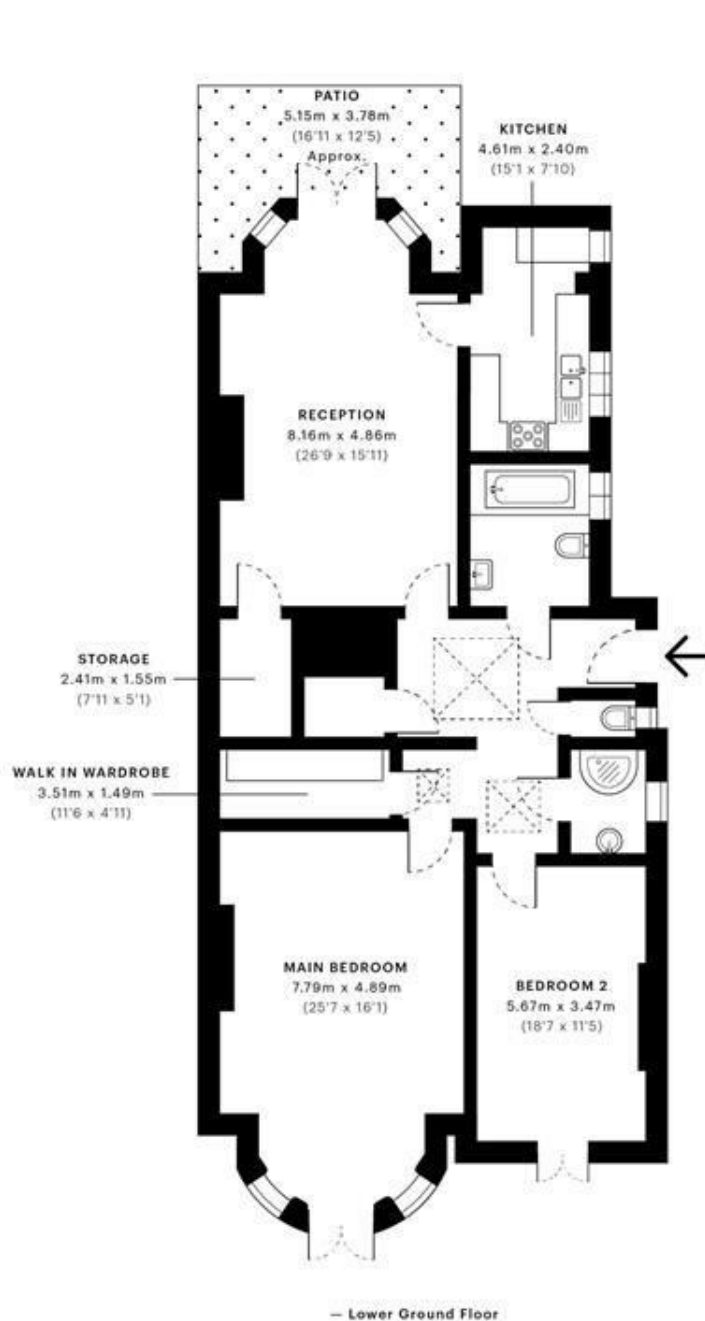


# Belsize Park Gardens, NW3

CAPTURE DATE: 05/01/2021 LASER SCAN POINTS: 5,205,257

GROSS INTERNAL AREA

150.30 sqm / 1617.82 sqft



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
150.30 sqm / 1617.82 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
135.83 sqm / 1462.06 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 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 149.39 sqm / 1608.02 sqft  
IPMS 3C RESIDENTIAL 136.85 sqm / 1473.15 sqft

SPEC ID: 5ff301b86352000dbc97790c