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## Upper Park Road Belsize Park NW3

A rare opportunity to purchase a substantial seven bedroom Victorian house which comes to the market for the first time in over 100 years and which has remained in the same family ownership for three generations!

Positioned at the Belsize Park end of this desirable road, the property is arranged over four floors with a self-contained flat occupying the garden level. The entire property requires full refurbishment throughout and there is the possibility of extending the accommodation both to the left and rear of the house subject to obtaining planning permission.

The house retains numerous period features including impressive high ceilings on the ground floor, and what appears to be original ornate cornicing and fireplaces.

Once the works are completed and the garden level reinstated back into the main house, the property could offer elegant reception rooms on the raised ground floor, extensive kitchen/dining/family space on the garden level with utilities and possibly guest/staff accommodation as well. The upper floors could provide a principal suite of bedroom, dressing room & en-suite bathroom and certainly four, possibly five further bedrooms and at least two/three further bathrooms.

There is also a mature westerly facing 65' lawned garden to the rear, as well as a wide walled front garden. The extensive shopping and transport facilities of Belsize Park (Northern Line) and England's Lane are within a short walk.

**£4,900,000**

**SOLE AGENT**

**Freehold**







For identification only, Not to Scale



Not to Scale, for guidance only and must not be relied upon as a statement to fact. All measurements are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

# Upper Park Road NW3

Acre 0.1 (approx.)

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