



GLENILLA ROAD,
BELSIZE PARK, NW3



An opportunity to purchase a delightful low built house, on the market for the first time in 28 years, in one of Belsize Park's premier residential turnings. Set back from the road, the property features a manicured front garden, off street parking and a detached garage. Whilst to the rear, there is an idyllic internal courtyard and immaculately maintained mature garden. This charming and bright home, which is laid out over only three floors, comprises approximately 2686 square feet (249 square metres).

The expansive ground floor provides up to five reception areas, plus a kitchen, whilst the first floor offers four bedrooms, with an en-suite to the principal bedroom and a separate large family bathroom. The top floor, which features a double volume ceiling, is accessed via a spiral staircase, and is currently used as informal bedroom/playroom but could easily be adapted to provide an additional suite or possibly two bedrooms. There is also a small cellar, which subject to the relevant planning consents, could be significantly expanded.

Glenilla Road is a wide, tree lined road in prime Belsize Park, close to numerous schools and located within a ¼ of a mile of the amenities of Haverstock Hill and Belsize Park tube station (Northern Line), while Swiss Cottage tube station (Jubilee Line) is under a mile away. The road is also conveniently located for Belsize Village, England's Lane, and Primrose Hill, all of which are within walking distance.

GUIDE PRICE £4,000,000

SOLE SELLING AGENTS

FREEHOLD

ACCOMMODATION & AMENITIES

ENTRANCE HALL, GUEST WC, COAT CUPBOARD, DRAWING ROOM, TV ROOM, CONSERVATORY, FAMILY ROOM, KITCHEN, MORNING ROOM, PRINCIPAL BEDROOM WITH ENSUITE BATHROOM, THREE FURTHER BEDROOMS, SEPARATE FAMILY BATHROOM, PLAY ROOM/BEDROOM FIVE, CELLAR, REAR GARDEN, INTERNAL COURTYARD, FRONT GARDEN, OFF STREET PARKING, GARAGE, RESIDENTS PARKING CA-B, EER-E







