



BELSIZE AVENUE,
BELSIZE PARK, NW3



A simply stunning three-bedroom garden maisonette occupying the entire raised and lower ground floors of an imposing Victorian Villa.

This bright and spacious turn key apartment, comprising approximately 2462 square feet (228 square metres), is in pristine condition having just undergone a considerable and comprehensive programme of works.

The fantastically light raised ground floor features two capacious reception rooms, with floor to ceiling windows and 3.2m (10') ceiling heights, a large guest WC, coats cupboard and an expansive kitchen/breakfast room which leads out onto a low maintenance North West facing garden.

On the lower floor, there are two generous suites with extensive cabinetry, and a further bedrooms and study/bedroom four plus a separate family shower room.

Situated at the upper end of a private road, the property is located near the junction with Haverstock Hill providing within walking distance, the extensive local shopping and transport amenities, as well the local schools.

GUIDE PRICE £3,750,000

SOLE AGENT

LEASEHOLD PLUS S/O/F

ACCOMODATION & AMENITES

GRAND ENTRANCE HALL, GUEST WC, COATS CUPBOARD, TWO RECEPTION ROOMS, KITCHEN/BREAKFAST ROOM, PRINCIPAL BEDROOM WITH BUILT IN WARDROBES AND ENSUITE, BEDROOM TWO WITH BUILT IN WARDROBES AND ENSUITE, BEDROOM THREE, STUDY, SEPARATE SHOWER ROOM, UTILITY CUPBOARD, BOILER/PLANT ROOM.

ENTRYPHONE, MONITORED ALARM, COMPREHENSIVE WI-FI SYSTEM, RAKO LIGHTING, UNDERFLOOR HEATING, BLINDS THROUGHOUT, INTEGRATED SONOS SPEAKERS, WIRED FOR TV'S, DOUBLE GLAZING, CCTV, SHARED EXTERNAL SIDE STORAGE, NORTH WEST FACING PRIVATE GARDEN AND LOWER TERRACE, TWO PARKING SPACES AVAILABLE ON A 1st COME 1st SERVED BASIS (AWAITING DOCUMENTATION), PRIVATE REAR NORTH WEST FACING GARDEN












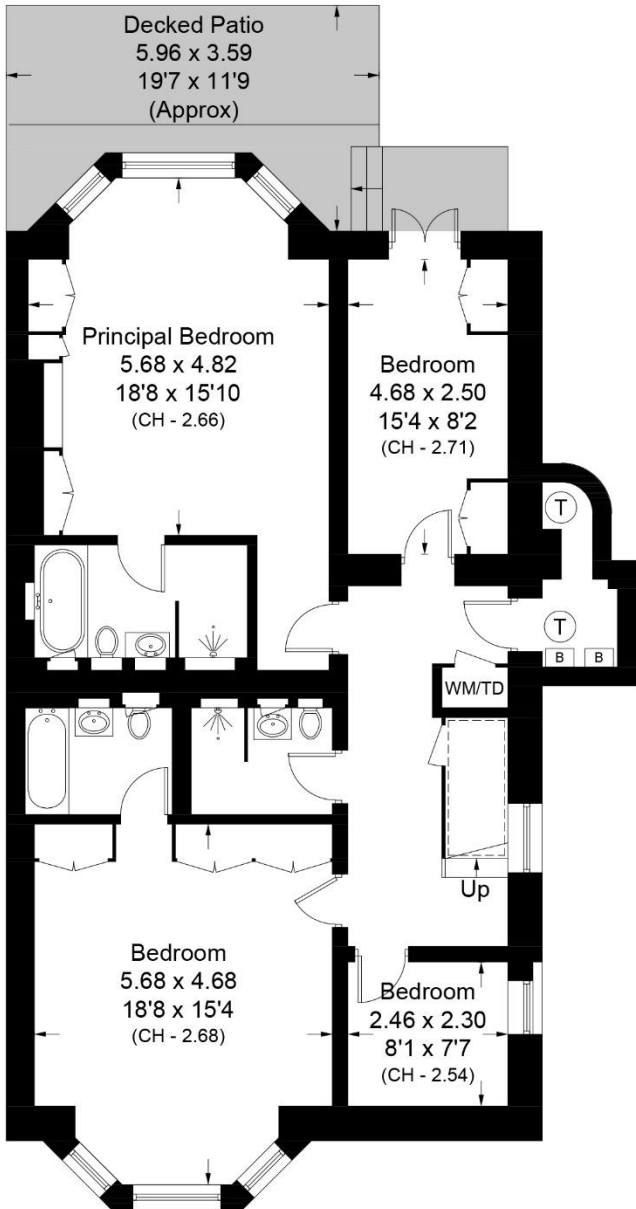


Belsize Avenue, NW3

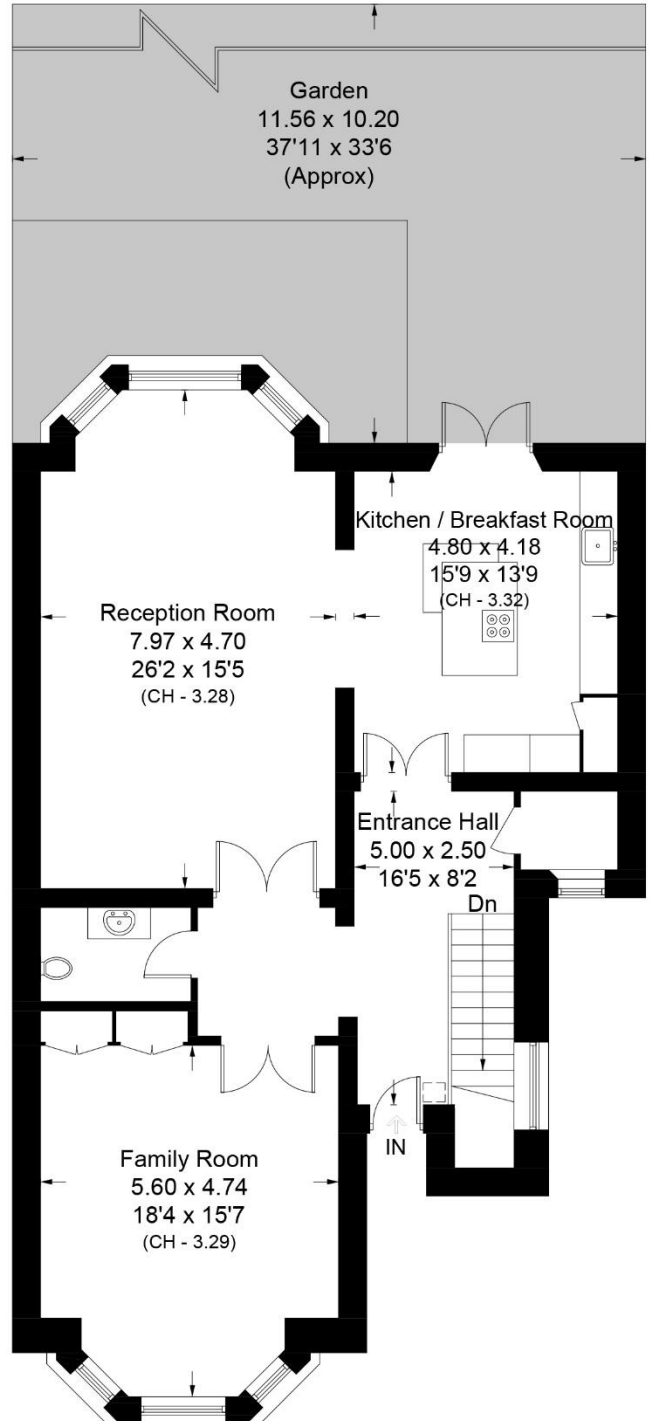
Approximate Area = 228.7 sq m / 2462 sq ft
Including Limited Use Area (4.6 sq m / 49 sq ft)



 = Reduce head height below 1.5m



Lower Ground Floor



Raised Ground Floor

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.









