



LAMBOLLE ROAD, BELSIZE PARK, NW3



An imposing double-fronted semi-detached Victorian house, comprising 3266 square feet (303 sq. m.) arranged over only three floors, in one of the finest locations in Belsize Park.

This spacious family home is presented in immaculate condition throughout and features three/four reception areas on the ground floor, six sizeable bedrooms over the top two floors. To the rear is a low maintenance rear garden whilst to the front is off street parking for at least two cars.

Lambolle Road is a quiet residential street located between Belsize Park Gardens and Lancaster Grove, ideally located close to the shops and cafes on England's Lane and Haverstock Hill, the open space of Primrose Hill, the transport facilities of both Swiss Cottage (Jubilee Line) and Belsize Park (Northern Line) Underground Stations and a large selection of highly regarded schools catering for all ages.

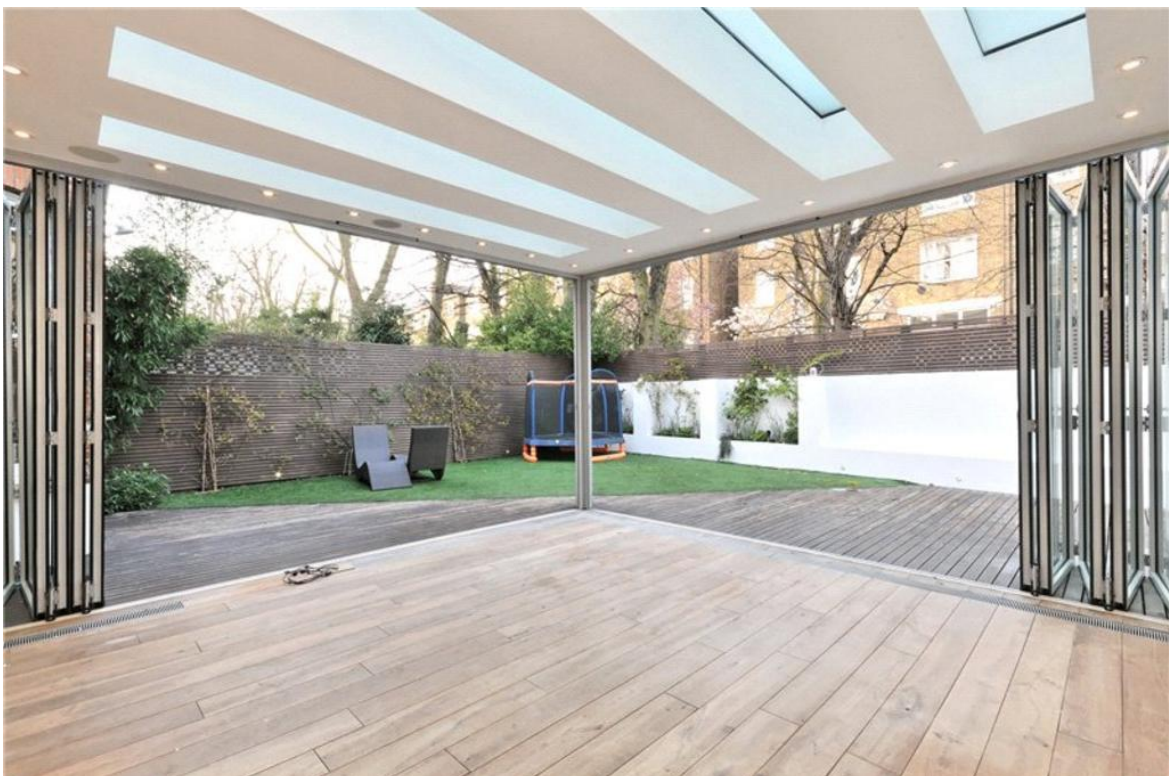
GUIDE PRICE £5,500,000

SOLE SELLING AGENT

FREEHOLD

ACCOMMODATION & AMENITIES

ENTRANCE HALL, GUEST WC, COAT CUPBOARD, DOUBLE RECEPTION ROOM, PLAYROOM/STUDY, AIR CONDITIONED KITCHEN/BREAKFAST/FAMILY ROOM, AIR CONDITIONED MASTER BEDROOM WITH ENSUITE BATH/SHOWER ROOM, WALK IN CLOSET AND ROOF TERRACE, BEDROOM TWO WITH ENSUITE SHOWER ROOM, FOUR FURTHER BEDROOMS, TWO FAMILY BATHROOMS, LAUNDRY ROOM, LOFT STORAGE WITH SERVICES, UNDERSTAIRS PRAM STORAGE, REAR GARDEN, WIRED FOR SONOS WITH BUILT-IN SPEAKERS IN THE FAMILY ROOM, LIVING ROOM AND MASTER BEDROOM, OFF STREET PARKING FOR TWO CARS, RESIDENTS PARKING ZONE CA-B





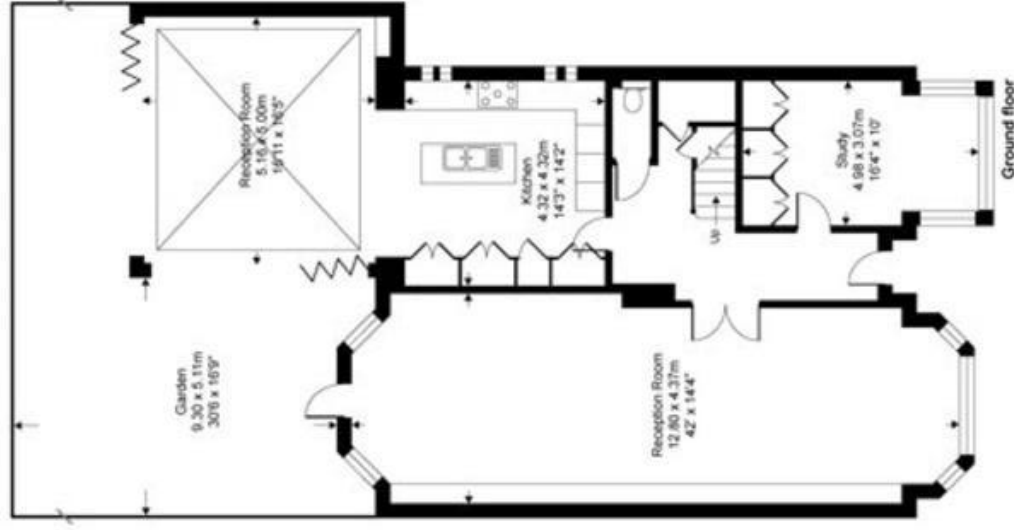
Lambolle Road, London, NW3

Gross internal floor area (approx):

303 sq m / 3266 sq ft (Excludes Restricted Head Height)

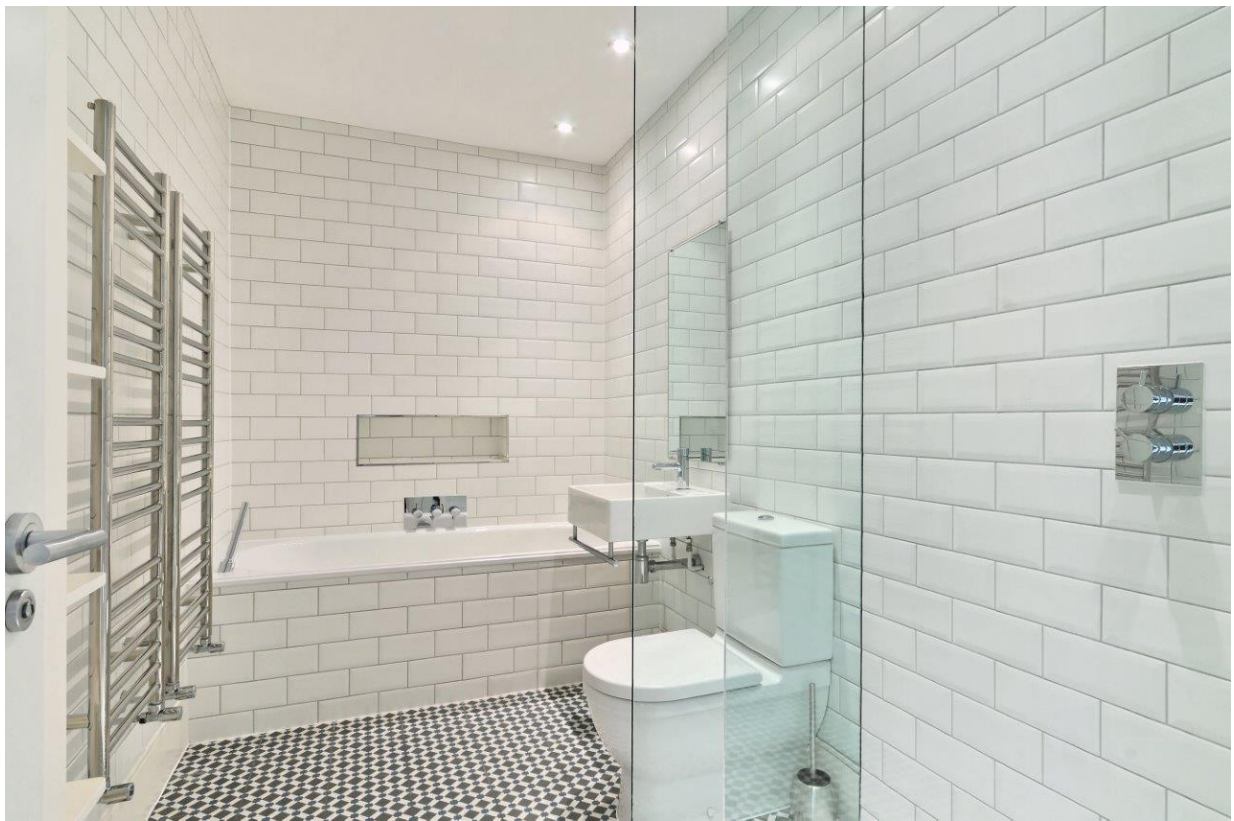
For Identification only - Not to scale

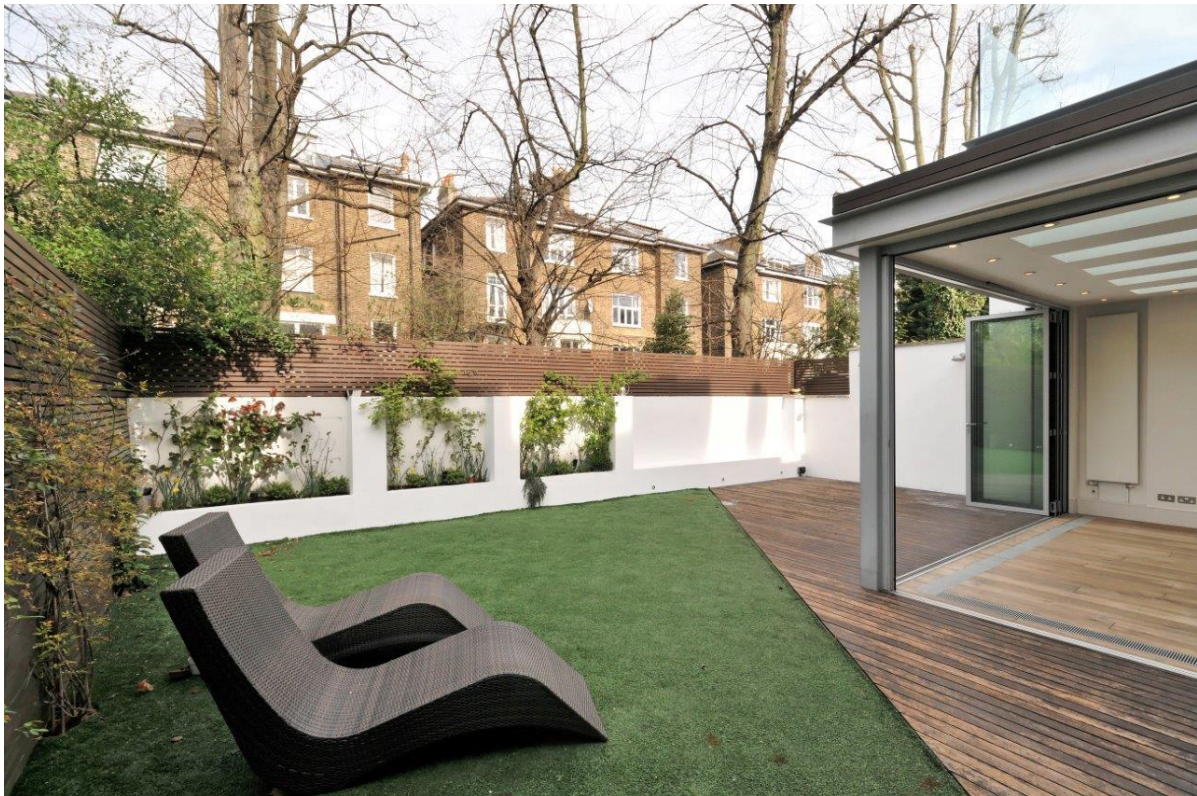
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Denotes restricted head height







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	38	41
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	