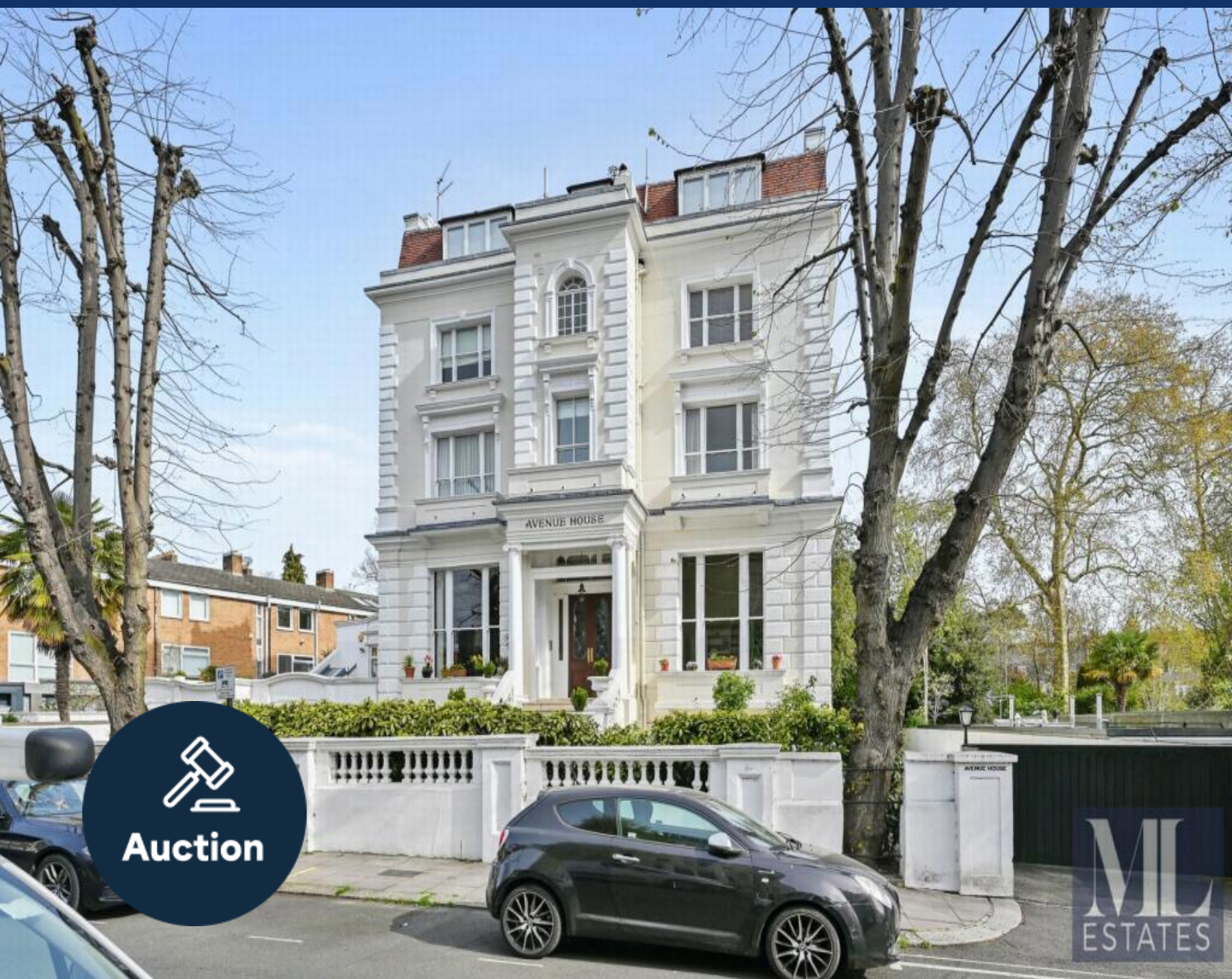




2 bed flat to buy in NW3

Belsize Park Gardens, London, NW3 4LA

£1,200,000 Starting Bid

 x2  x2  x1

Tenure

Leasehold

Off Street parking

Property features

- ✓ Huge ground floor apartment
- ✓ Two south facing patios
- ✓ Private entrance
- ✓ Direct access to garden
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band G
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £1,200,000

Open house friday 1 may 1-2pm by appointment only.

Set on the ground floor of an impressive double-fronted, five-storey stucco-fronted period detached residence, this elegant two-bedroom two-bathroom apartment offers exceptional potential in one of Belsize Park's most prestigious streets. The property boasts generous proportions throughout, highlighted by striking high ceilings and a wonderful sense of space. A rare opportunity to fully and create a bespoke home, the apartment features a private entrance and two south-facing patios, providing excellent natural light and ideal outdoor living. Further benefits include direct access to the beautifully maintained communal gardens and a dedicated parking space securely positioned behind electronic gates. Offered chain free, this is a superb opportunity to acquire and transform a characterful home in a highly sought-after location, moments from the amenities and transport links of Belsize Park.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Council Tax Band: G

Tenure: Leasehold

Annual Service Charge Amount: £2,000.00

Price: Starting Bid £1,200,000

Property Type: Flat

Parking: Off Street, Secure

Year built: 1860

Construction materials: Brick and block

Roofing type: Slate tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

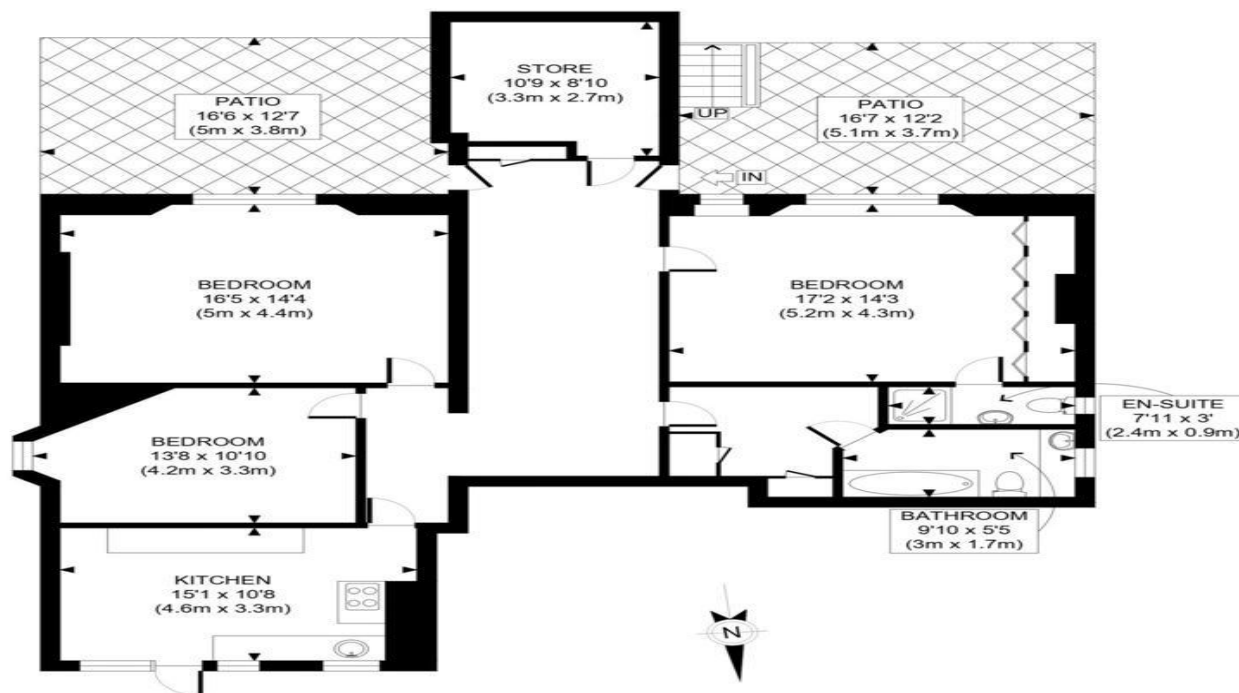
Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

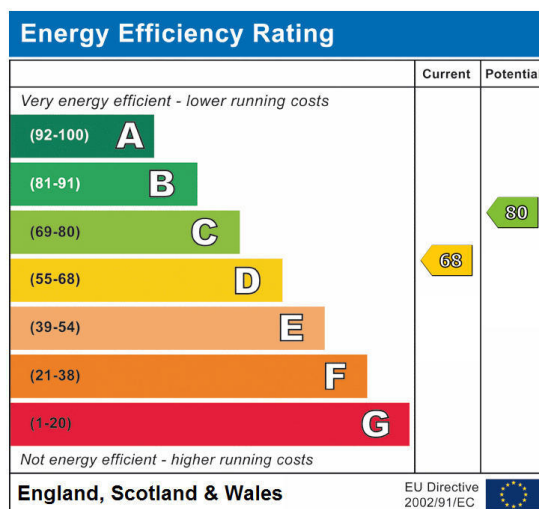


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1316 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1316 SQ FT/ 122 SQM

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS
THE STOP SHOP FOR PROPERTY AGENTS



Belsize Park Gardens, London, NW3 4LA

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,
london@pattinson.co.uk, www.pattinson.co.uk**

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