



## 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

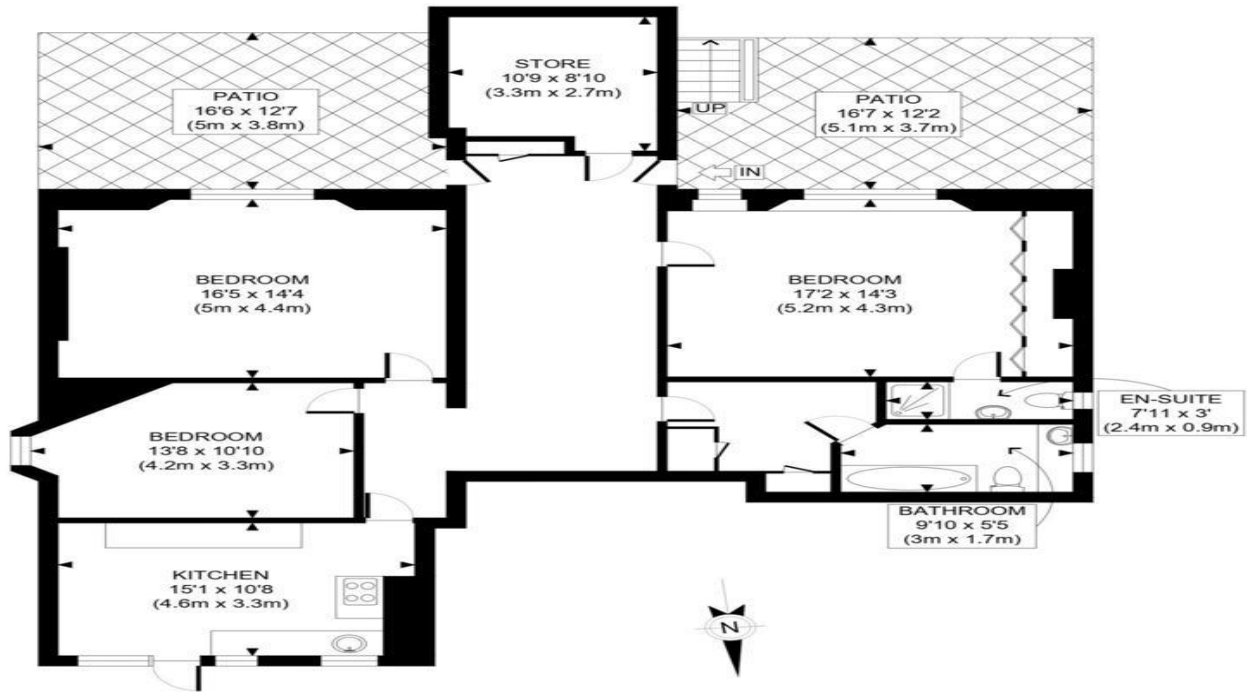
Water: Direct mains water

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 BEST STEP FOR PROPERTY AGENTS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>		68	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

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london@pattinson.co.uk, www.pattinson.co.uk**

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