

STEELE'S ROAD

BELSIZE PARK NW3



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A ONCE IN A GENERATION
OPPORTUNITY TO PURCHASE AN
EXCEPTIONAL GRADE II LISTED PERIOD
HOME (452.8 SQ M/4,874 SQ FT) BUILT
IN 1876 BY ARCHITECT JM BRYDON.





IN THE SAME OWNERSHIP FOR 33 YEARS, THIS REMARKABLE PROPERTY IS SITUATED ON A LARGE PLOT OF 0.26 ACRES AND PROVIDES SPACIOUS AND WELL-PLANNED FAMILY ACCOMMODATION FEATURING A SELF-CONTAINED GARDEN LEVEL FLAT AND AN ENCHANTING 128' COUNTRY STYLE REAR GARDEN.

Steele's Road is widely acknowledged as one of the most sought after streets in Belsize Park and is equidistant between Hampstead Village, Primrose Hill & Camden yet within easy access of central London via the respective Underground Stations of Belsize Park, Chalk Farm (Northern Line) and Swiss Cottage (Jubilee Line).







ACCOMMODATION

Principal Bedroom with Dressing Room and Large En-Suite Bathroom incorporating Shower, 5 Further Bedrooms, 2 Further Bathrooms (1 En-Suite), 36' x 27' Attic, Reception Hall, Drawing Room interconnecting with Study/Library, Exceptional Kitchen/Breakfast Room, Family Room, Utility Room, Linen Room (formerly used as a Bathroom), Wine Cellar, Guest Cloakroom.

Self-Contained Garden Level Flat Comprising Bedroom/Sitting Room with Dressing Room, Bathroom & Kitchen.

AMENITIES

128' x 85' (max. width) Landscaped Rear Garden, 44' Front Garden, Garage, Off-Street Parking for 2 Vehicles, Garden Shed.











APPROXIMATE GROSS INTERNAL AREA
460.6 SQ.M. / 4,958 SQ.FT.

(Including reduced height area,
below 1.5m - 7.8 sq.m. / 84 sq.ft.)

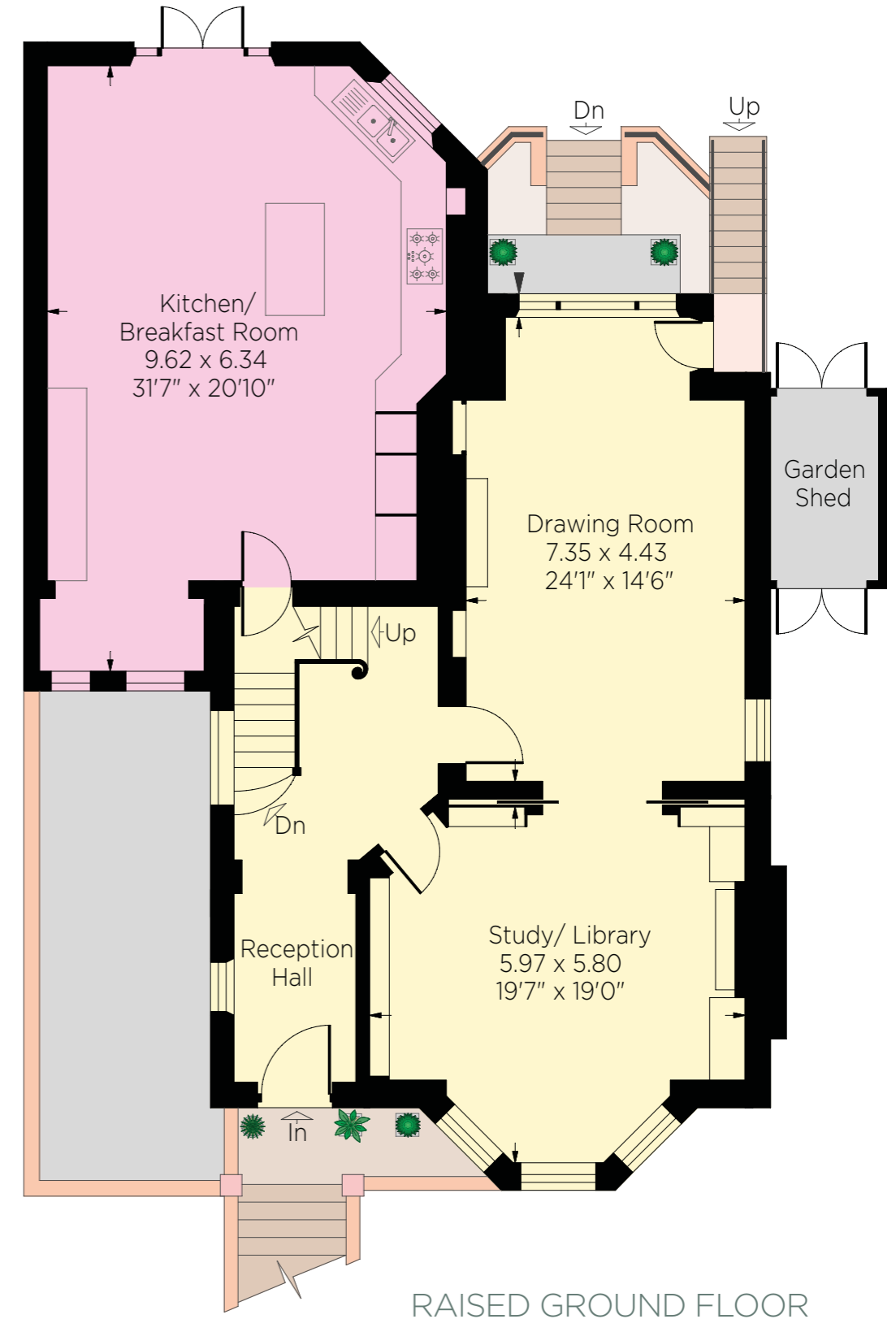
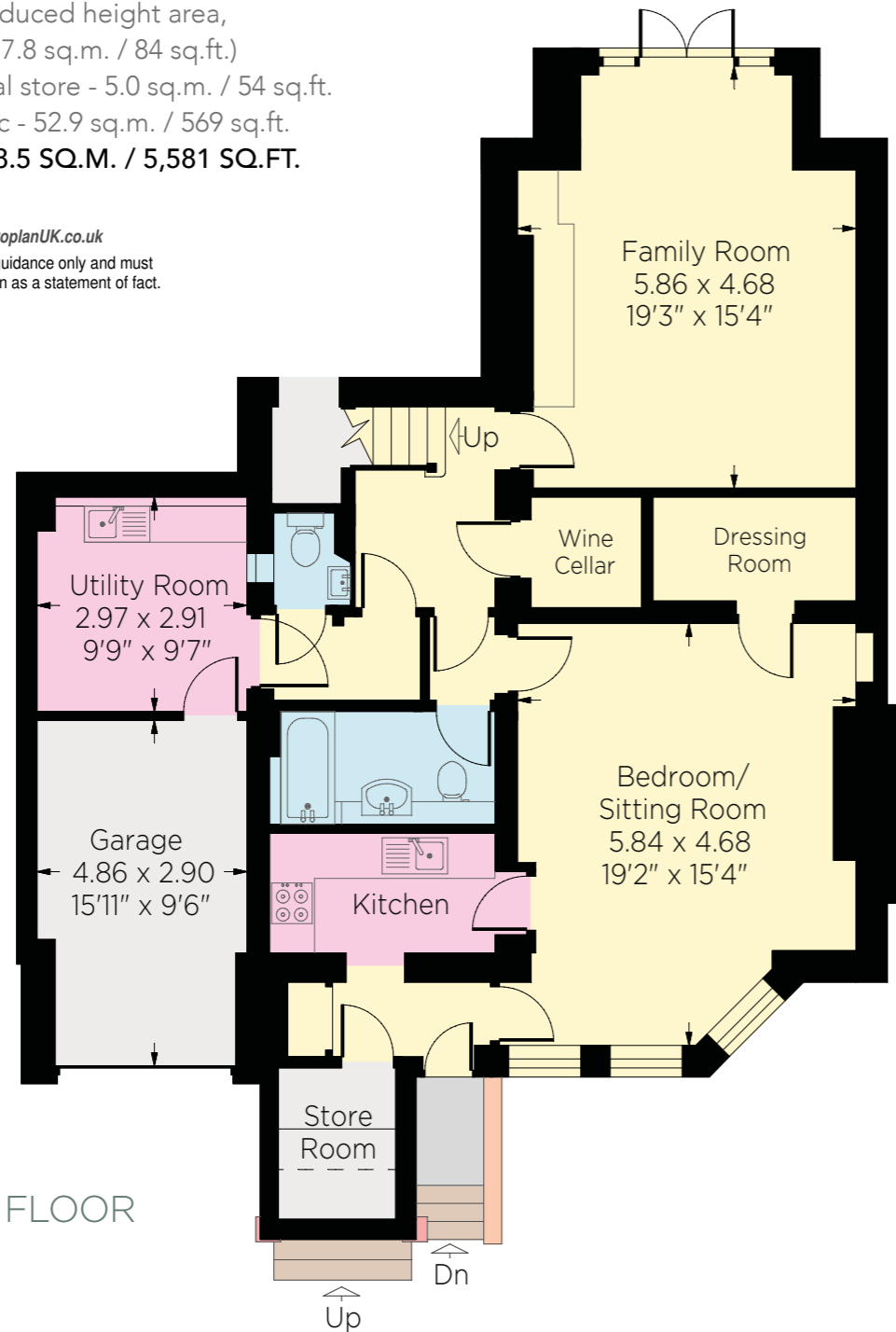
Not including external store - 5.0 sq.m. / 54 sq.ft.

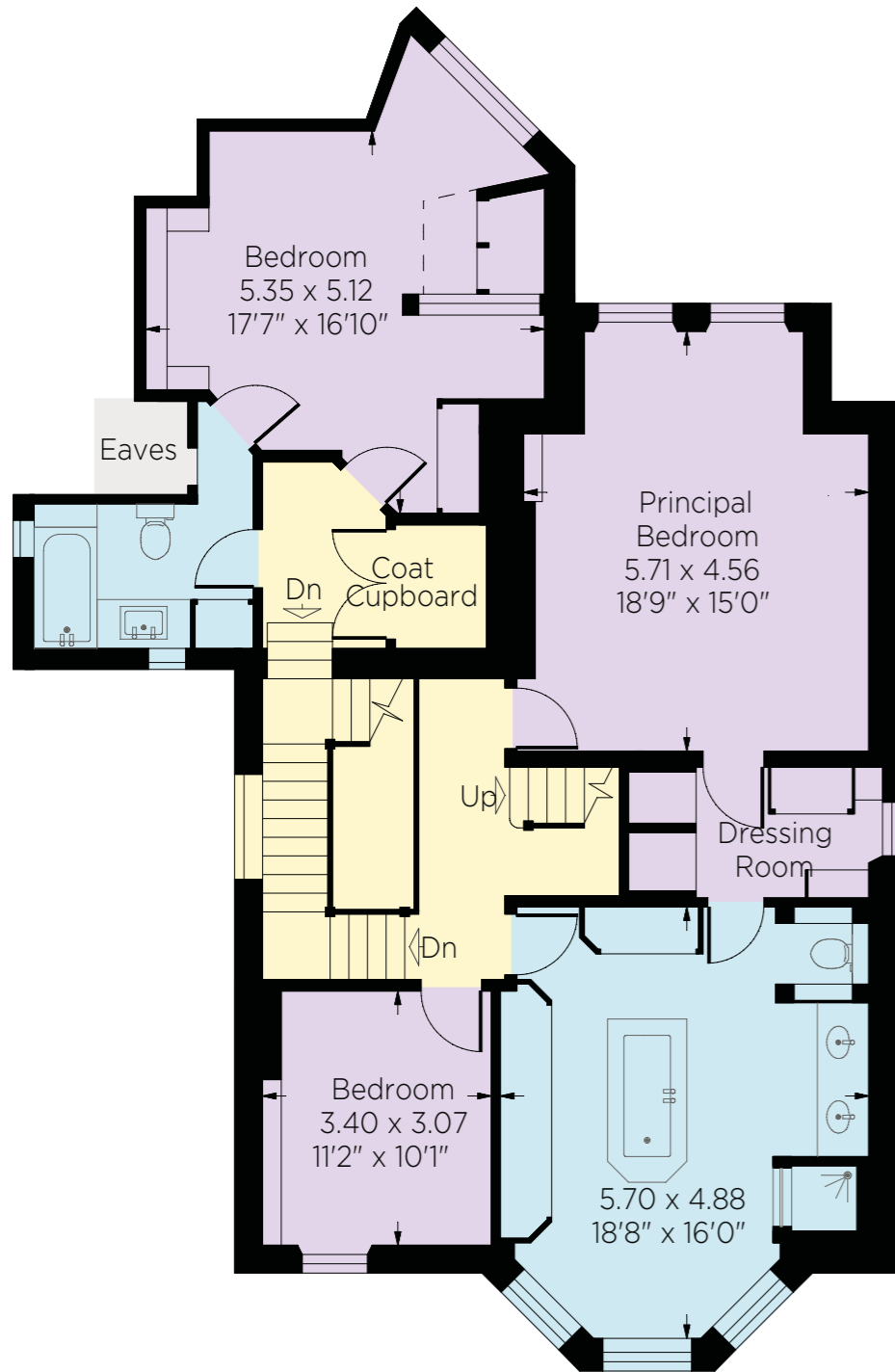
Not including attic - 52.9 sq.m. / 569 sq.ft.

TOTAL AREA - 518.5 SQ.M. / 5,581 SQ.FT.

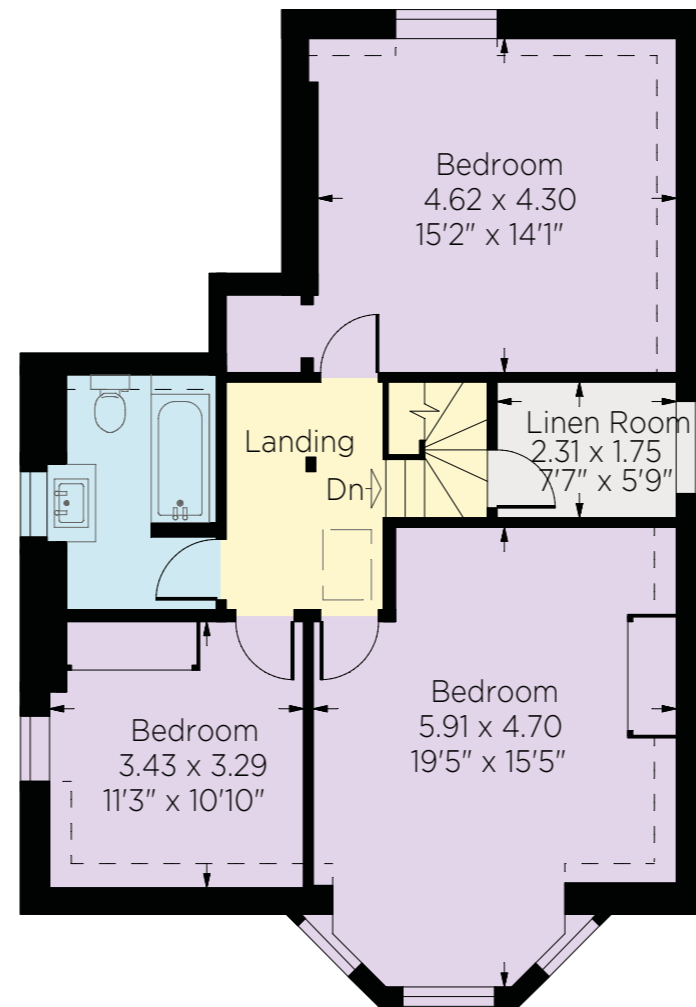
www.ProplanUK.co.uk

This plan is for guidance only and must
not be relied upon as a statement of fact.

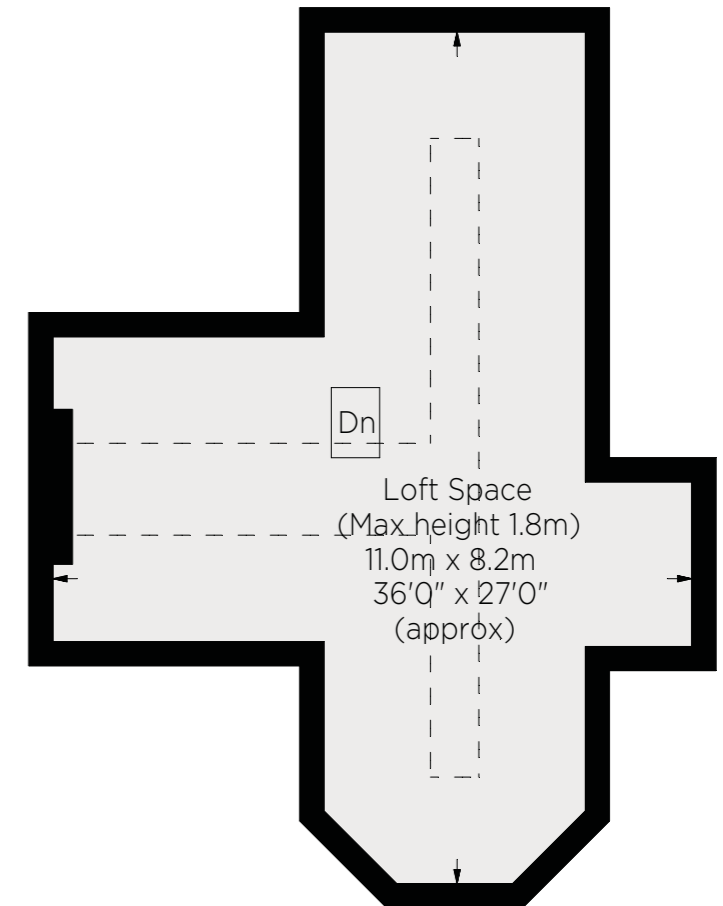




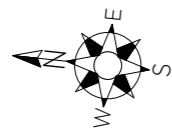
FIRST FLOOR



SECOND FLOOR



ATTIC

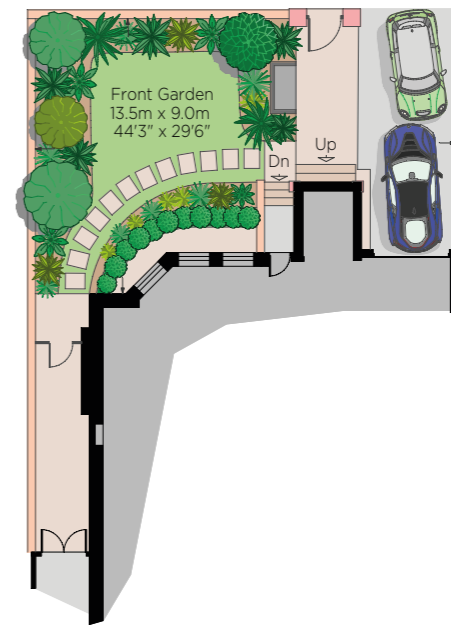


REAR GARDEN



APPROXIMATE SITE AREA
0.1 HECTARES / 0.26 ACRES

APPROX. SCALE
0 1 2 3M
0 1 2 3 4 5 10Ft



FRONT GARDEN



FREEHOLD

GUIDE PRICE: £8,350,000

JOINT SOLE AGENTS

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ASTON CHASE

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.