



BELSIZE PARK GARDENS

Belsize Park
London
NW3

Guide Price
£5,750,000

Sole Agent

A near unique opportunity to acquire an extraordinary contemporary house (297 sq m/3,195 sq ft) with the vast majority of the accommodation arranged over just one level.

The house is constructed largely of glass and steel, with use of American walnut and high quality porcelain tiles for flooring and provides accommodation of spectacular proportions. This includes most notably a stunning 73' reception room, with a state-of-the-art open plan kitchen. The centre of this magnificent space is crowned by a retractable glass roof, transforming the area below into an indoor/outdoor space at the press of a button.

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Subject To Contract

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Freehold

Each corner of this remarkable home is occupied by one of the four bedrooms, all with their own bathrooms and two with dressing areas. Additionally there is a fantastic media room on the lower ground floor which is approached via a custom made staircase also offering access to the separate utility/plant room. To the rear of the house is a gorgeous walled and landscaped garden and to the front a gated courtyard providing off street parking for two/three cars.

Belsize Park Gardens is one of the area's finest addresses, offering access to the varied shops, delicatessens and restaurants of Belsize Village, Belsize Park itself and Primrose Hill. Transport links are excellent, with access to both Northern and Jubilee lines less than half a mile away and additional bus links available in Swiss Cottage.



ASTON CHASE

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ACCOMMODATION

- 73' Reception Room with Zoned Living/Dining/Study Areas
- Open Plan Kitchen
- Media Room
- Principal Bedroom with Dressing Room and En-Suite Bathroom
- Three Further Bedrooms all with En-Suite Bathrooms
- Guest Cloakroom
- Utility Room

AMENITIES

- Underfloor Heating
- Partial Air Conditioning
- Retractable Glass Roof
- Plant Room
- Gated Off Street Parking
- Landscaped Courtyard Garden

COUNCIL TAX: H

EPC RATING: E

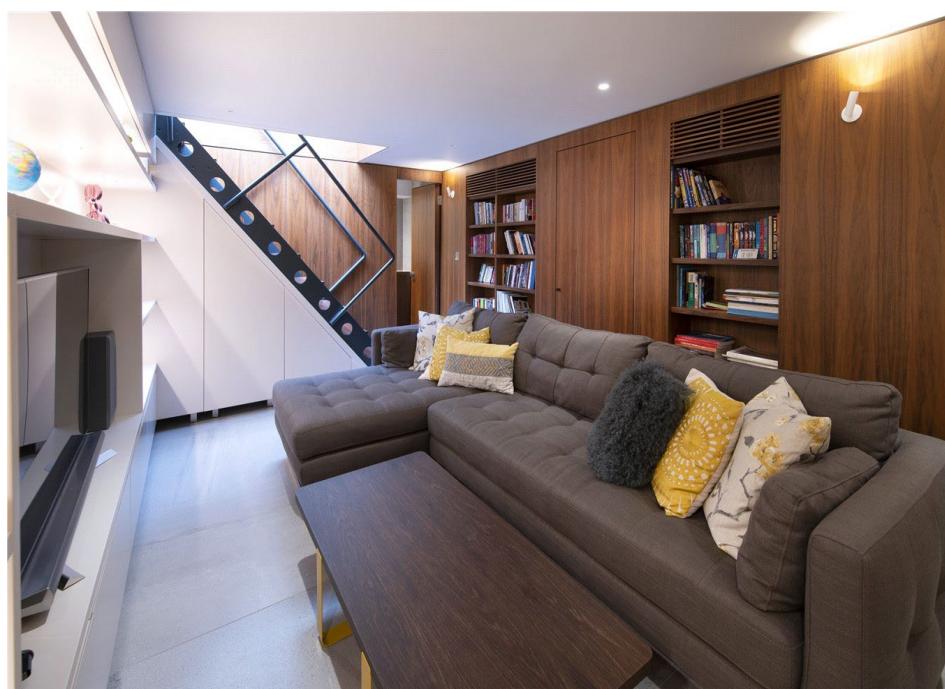
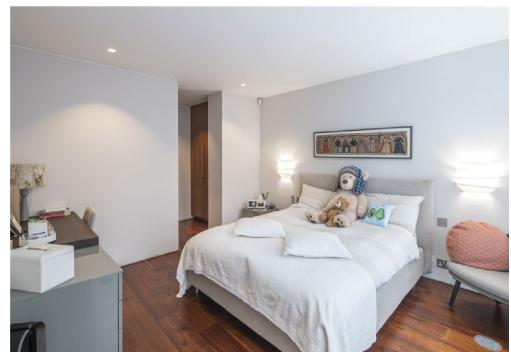
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Belsize Park Gardens,

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Approximate gross internal area

3195 sq ft / 296.82 sq m

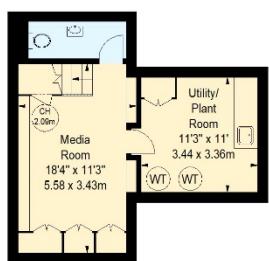
(Excluding Garden Storage)

Garden Storage

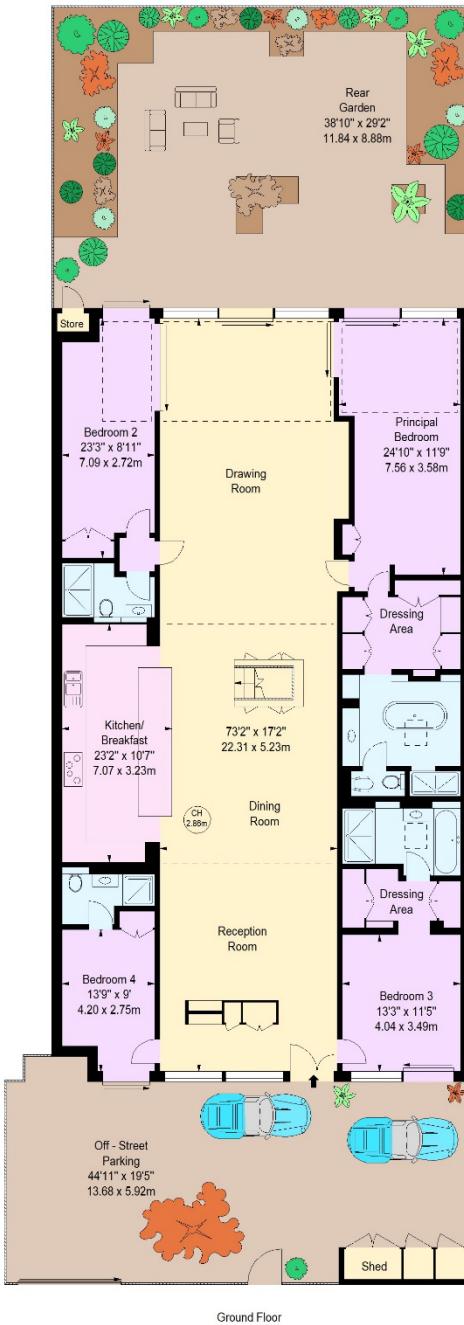
1.02 sq m / 11 sq ft



Key :
CH - Ceiling Height



Lower Ground Floor



Ground Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.
The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.
If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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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		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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.

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