



BELSIZE LANE

Belsize Park
London
NW3

Asking Price
£2,675,000

Sole Agent

A beautiful interior designed three bedroom apartment (146 sq m/1,575 sq ft) set on the level ground floor of this exclusive newly constructed boutique development located at the heart of Belsize Village.

Benefitting from its own secluded private garden, secure underground car parking and a multitude of modern amenities including underfloor heating, comfort cooling, legrand home automation system, sonos system and monitored CCTV, Belsize Lane provides an incoming purchaser with an opportunity to purchase a truly unique turnkey home.

ASTON CHASE

67-71 Park Road
Regent's Park
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Subject To Contract

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Leasehold 243 Years

Service Charge: £6,000 P/A
Ground Rent: £500 P/A
Sinking Fund: £3,000 P/A

Located in the heart of Belsize Village, with its variety of independent shops, cafes and restaurants, Belsize Lane is located equidistant between Belsize Park (Northern Line) and Swiss Cottage (Jubilee Line) Underground Stations, with the open spaces of Hampstead Heath and Primrose Hill within easy reach.



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ACCOMMODATION

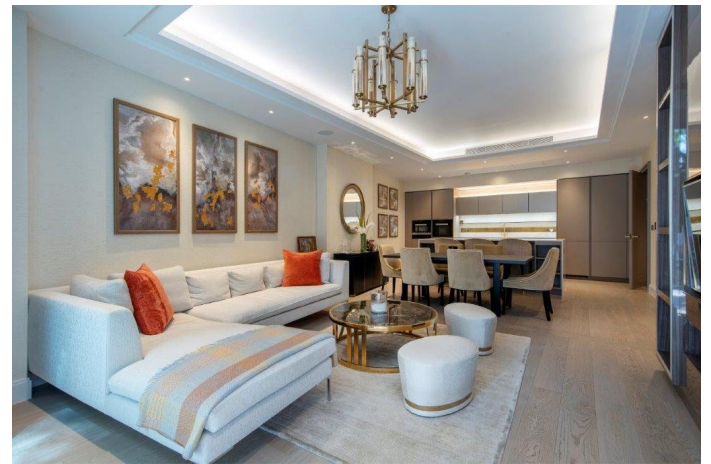
- Principal Bedroom with Full En-Suite Bathroom
- Bedroom Two With En-Suite Shower Room
- Bedroom Three
- Bathroom
- Reception Room Incorporating Open Plan, Fully Fitted Kitchen And Dining Area

AMENITIES

- Private Rear Garden, Fully Fitted Poggenpohl Kitchen with Miele Appliances and Instant Boiling Tap
- Underfloor Heating Throughout
- Comfort Cooling To Bedrooms and Reception Rooms
- Legrand Home Automation System Controlling Heating Lighting Audio and Entryphone Systems
- Sonos Sound System
- Telephone Data & TV Points To All Rooms
- Partial CRL Build Warranty
- Underground Parking For One Car

COUNCIL TAX: G

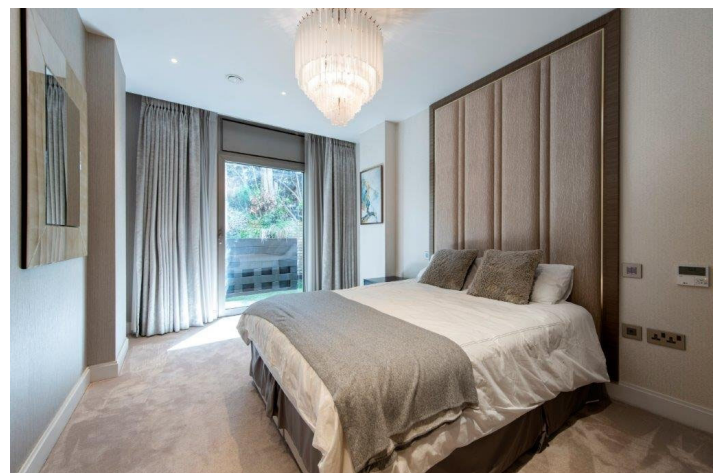
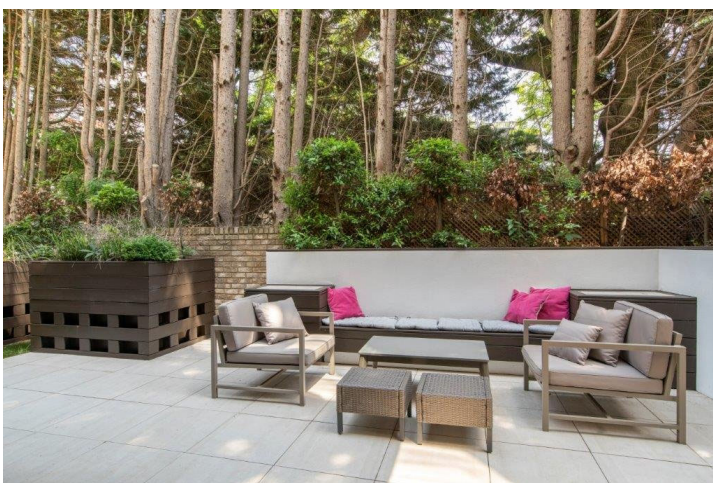
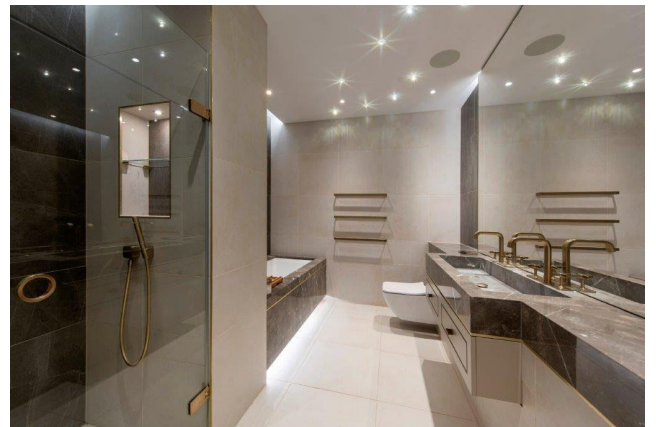
EPC RATING: A



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Belsize Lane, NW3

Approximate gross internal area

1,575 sq ft / 146.32 sq m

Key :
CH - Ceiling Height



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	93	93
(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	

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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.