



BELSIZE AVENUE

Belsize Park
London
NW3

Asking Price
£5,000,000

Joint Sole Agent

Occupying an elegant position along one of Belsize Park's most established residential avenues, this handsome Edwardian family home (approx 3,659 sq ft / 339.9 sq m) arranged over four well proportioned floors, combining exceptional period character with contemporary family spaces. A distinguished red-brick façade, decorative stained-glass windows, generous ceiling heights, and beautifully preserved original detailing establish an immediate sense of grandeur and charm.

The ground floor has been thoughtfully reimagined for modern family life, centred around a magnificent reception room with ceilings exceeding 10 ft, which flows seamlessly into an impressive kitchen and dining room. Together, these spaces create a wonderful lateral heart to the home and open directly onto a tranquil landscaped garden, perfectly suited to entertaining and indoor-outdoor living.

ASTON CHASE

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Asking Price
£5,000,000
Subject To Contract

Joint Sole Agent

Freehold

Accommodation is arranged across five generously proportioned bedrooms and multiple bath and shower rooms. The principal suite occupies the first floor, complete with a generous bathroom and a light-filled conservatory dressing room. Above, the upper floor provides three further bedrooms and additional bathrooms, where vaulted ceilings and skylights create bright, characterful spaces.

The versatile lower ground floor currently comprises a cinema room, gym, study, guest accommodation, and extensive storage, providing exceptional flexibility for evolving family needs. Blending the craftsmanship and proportions of its Edwardian origins with the comforts of modern family life, the house offers a rare balance of elegance, practicality, and enduring appeal in the heart of Belsize Park.



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ACCOMMODATION

- Reception room
- Kitchen/dining room
- Principal bedroom with dressing & en-suite bathroom
- 5 further bedrooms (3 en suite)
- Family bathroom
- Shower/cloakroom
- Cinema
- Gym area
- Study

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AMENITIES

- Store room
- Southerly facing garden
- Separate single garage
- Residents parking

COUNCIL TAX: H

EPC RATING: D



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Belsize Avenue, NW3

Approximate Gross Internal Area = 339.9 sq m / 3659 sq ft



Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. www.london58.com © 2025 hello@london58.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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.