



2 Bedroom Conversion
Belsize Park Gardens
London NW3

- Huge ground floor apartment
- Private entrance
- Two south facing patios
- Direct access to garden

Auction guide price of £1,200,000
Leasehold



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			87
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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 refurbish 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.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.