



Lancaster Drive, Belsize Park **NW3**



Lancaster Drive, Belsize Park **NW3**

A two bedroom, two bathroom raised ground floor apartment with its own private entrance and shared garden located in the heart of Belsize Park.

This fantastic apartment provides a great sense of space with high ceilings, large rooms, period detailing and natural light throughout. There is a spacious reception room with a fireplace, a separate eat-in kitchen, principal bedroom with an en suite bathroom and access to the garden shared with one other apartment, a second double bedroom and a family bathroom. Further benefits include a share of the freehold, ample storage, and it's own private entrance from the front of the building.



Guide price: £1,350,000

Tenure: Share of freehold plus leasehold, approximately 954 years remaining

Service charge: Please note that we have been unable to confirm the amount or date of the next review for the service charge. You should ensure that you or your advisors make your own enquiries.

Local authority: London Borough of Camden

Council tax band: G

Location

Lancaster Drive is conveniently located to the amenities on England's Lane, Haverstock Hill and Belsize Village. Swiss Cottage Underground Station (Jubilee Line) is 0.4 miles away, whilst Belsize Park Underground Station (Northern Line) is 0.5 miles away.

All distances are approximate.



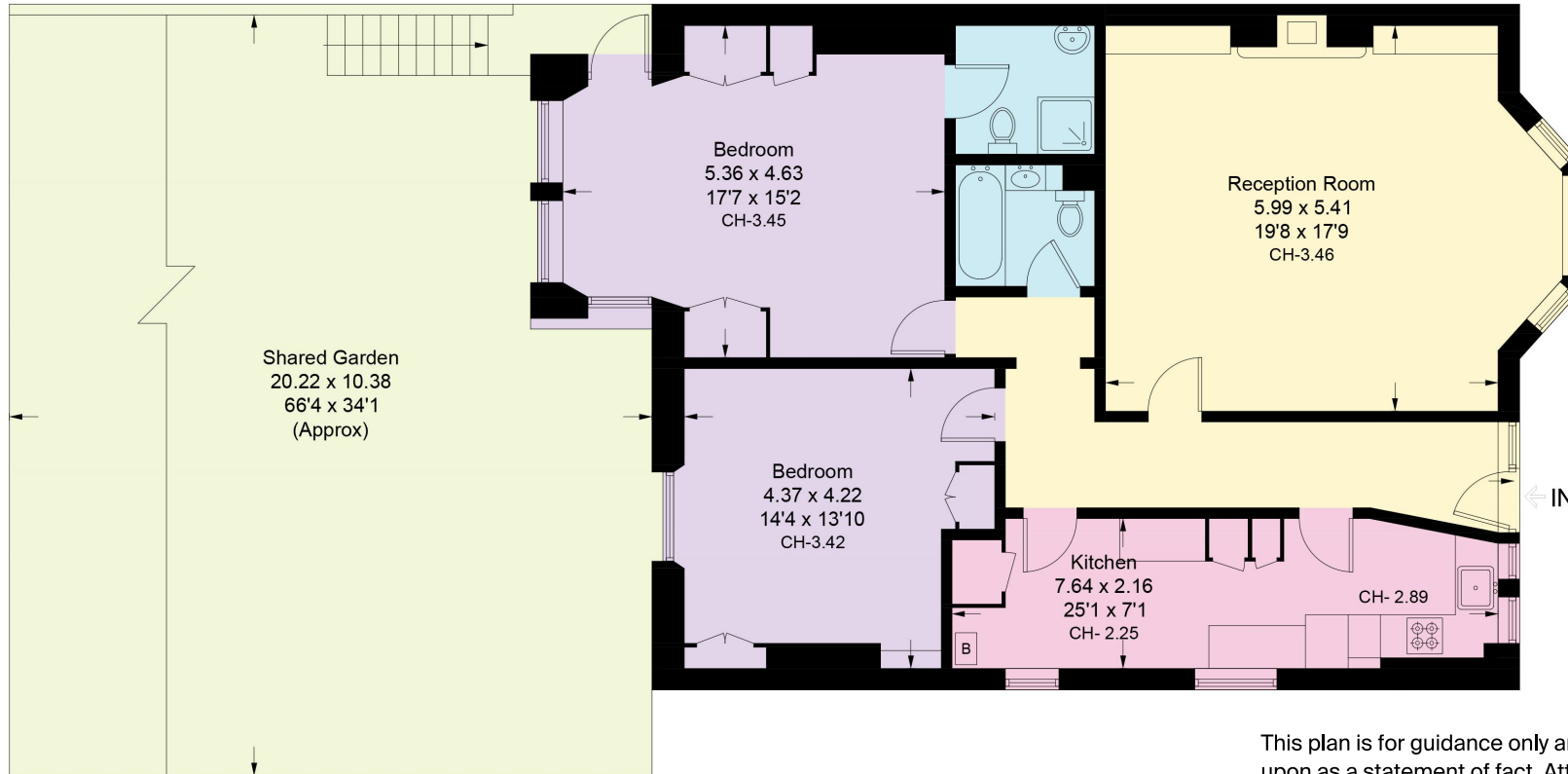






Lancaster Drive, NW3

Approximate Area = 110.2 sq m / 1186 sq ft



Raised Ground Floor

Approximate Area = 110.2 sq m / 1186 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank
Belsize Park
2C England's Ln
Belsize Park
NW3 4TG
knightfrank.co.uk

I would be delighted to tell you more
Orly Lehmann
020 3815 3354
orly.lehmann@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2023. Photographs and videos dated July 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.