



Steeles Road, Belsize Park **NW3**

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# Steeles Road, Belsize Park **NW3**

A fantastic opportunity to purchase an unmodernised three bedroom two bathroom duplex apartment with a private garden in the heart of Belsize Park.

Set within a period house, this spacious property is arranged over the raised ground and lower ground floor offering flexible accommodation, high ceilings and natural light throughout. There are three double bedrooms, two bathrooms, good sized reception room with direct access onto the south-facing garden and separate kitchen.

Access to the apartment can be from street level or from the communal hallway. Additional benefits include a spacious entrance hall, long leasehold, ample storage throughout and potential for expansion.



**Guide price:** £1,995,000

**Tenure:** Leasehold: approximately 943 years remaining

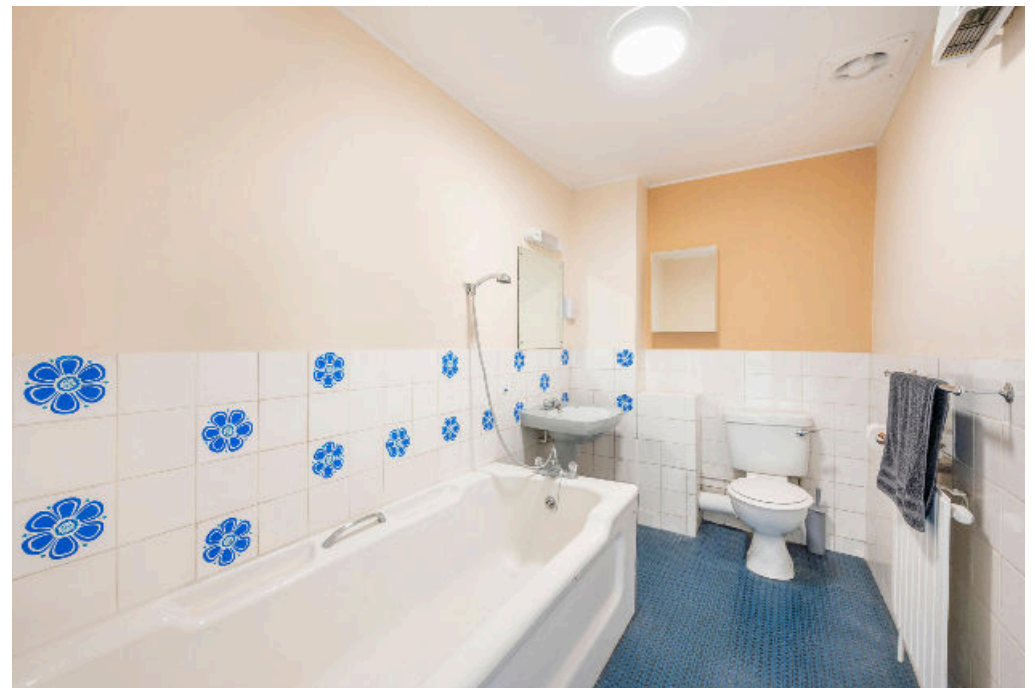
**Service charge:** Please note, we have been unable to confirm the exact figure or review period of the service charge. You should ensure you or your advisors make your own inquiries

**Ground rent:** £80 per annum, next review due 2965

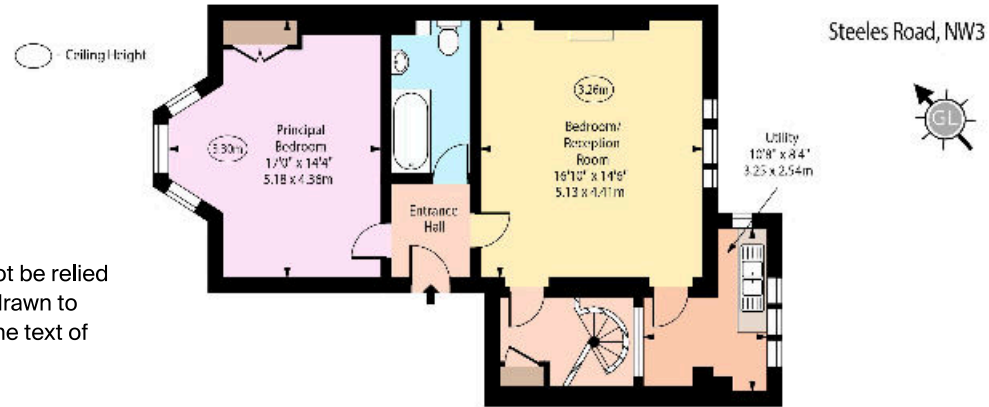
**Local authority:** London Borough of Camden

**Council tax band:** G

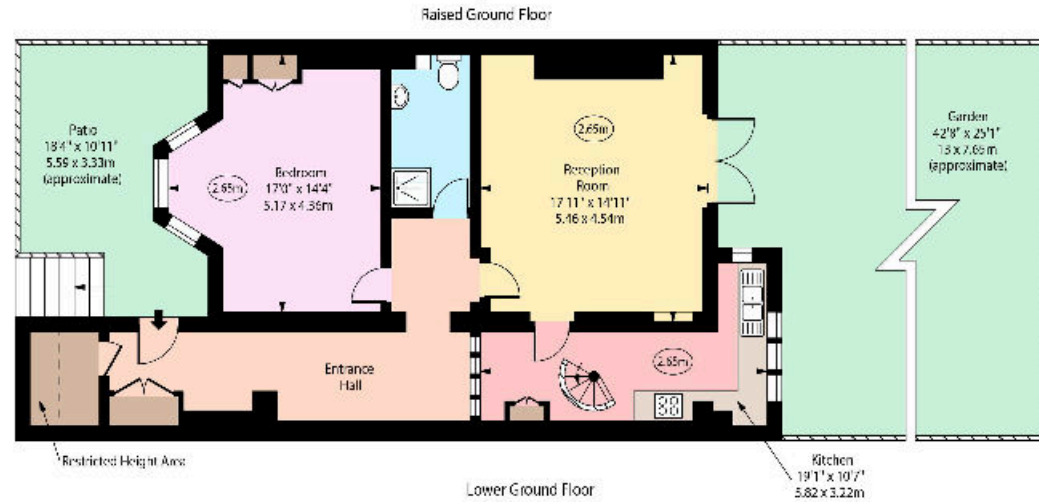








This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Approx Gross Internal Area 1618 Sq Ft - 150.31 Sq M  
 Approx. Floor Area Including Restricted Heights 1630 Sq Ft - 151.43 Sq M

For Illustration Purposes Only - Not To Scale  
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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.  
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 Particulars dated March 2023. Photographs and videos dated March 2023.

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