



Belsize Court, Wedderburn Road **NW3**



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A well-presented three bedroom, two bathroom apartment set within a popular block with a day porter and off street parking, conveniently located between Hampstead and Belsize Park.

Arranged over the ground floor with modern interiors throughout having been refurbished in 2015, there is a spacious reception room, a separate fully integrated eat-in kitchen, three double bedrooms (one en-suite bathroom) and family bathroom. Additional benefits include double glazing throughout, ample storage, Share of the Freehold, use of communal garden and off street parking.



Guide price: £1,195,000

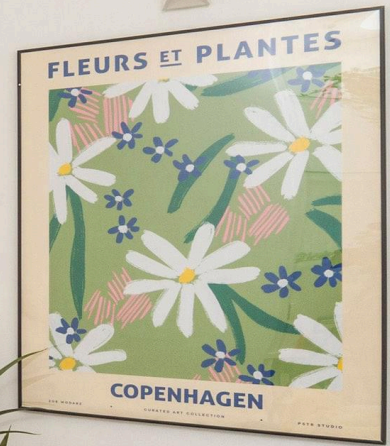
Tenure: Share of freehold plus leasehold, approximately 98 years remaining

Service charge: Approximately £2696.00, plus a sinking/repair fund of £2428.00. Approximate total annual charge of £5124.00, paid quarterly

Local authority: London Borough of Camden

Council tax band: F



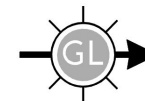
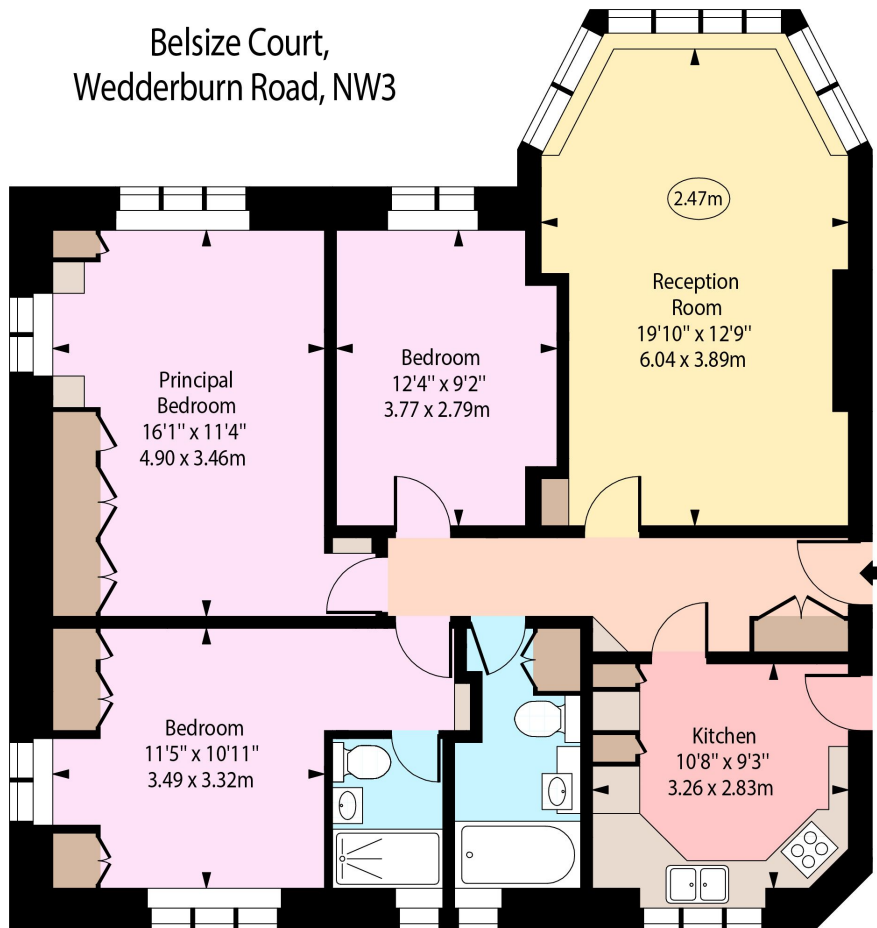






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Wedderburn Road, NW3

○ - Ceiling Height



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.

Ground Floor

Approx Gross Internal Area 1002 Sq Ft - 93.08 Sq M

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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 June 2023. Photographs and videos dated June 2023.

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