



Belsize Park Gardens, *Belsize Park*, NW3





**Belsize Park Gardens,
Belsize Park, NW3**

£950,000

Leasehold

This beautiful property is arranged on the lower ground floor within an elegant period residence & benefits from bright & spacious internal accommodation. Situated on one of Belsize Park's premier roads & located close to both the Northern and Jubilee lines.

- Two bedrooms
- Two luxury bathrooms
- 25 ft Kitchen/reception
- High spec appliances
- Utility room
- Communal rear garden
- Prime location
- EPC rating: D

An impressive two bedroom apartment for sale, boasting superb contemporary interiors and has been recently remodelled throughout to an exceptionally high standard.

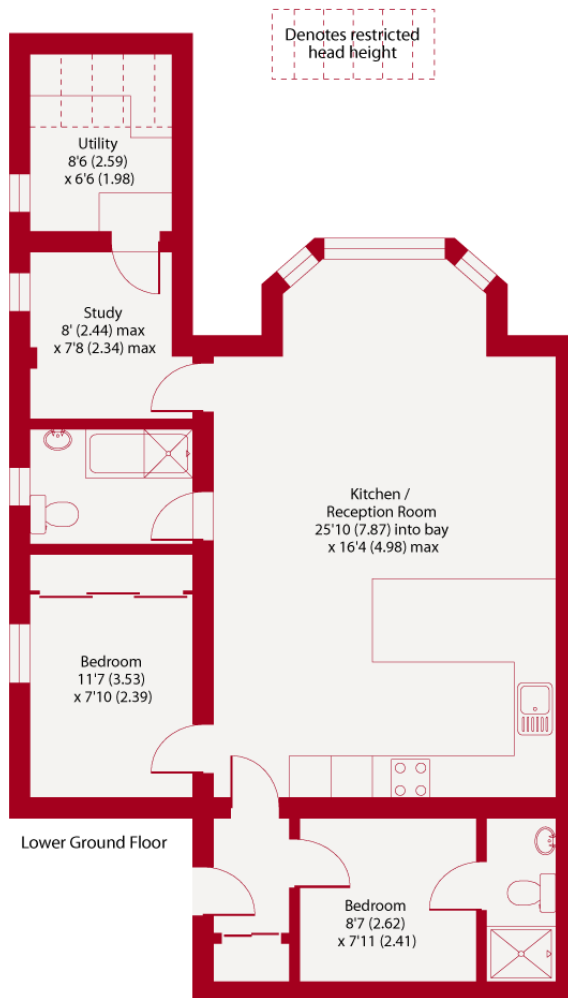
For more information or to arrange a viewing please contact:

Belsize Park
38 England's Lane
Belsize Park, NW3 4UE
020 7483 4302
belsizepark.sales@kfh.co.uk

Kinleigh Folkard & Hayward

kfh.co.uk

COMPLETELY LONDON



Belsize Park Gardens NW3



Gross Internal Floor Area 840 sqft 78 sqm (includes restricted head height)

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figure given is for initial guidance only and should not be relied on as a basis of valuation.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Energy Performance Certificate



Belsize Park Gardens, LONDON, NW3

Dwelling type: Ground-floor flat
Date of assessment: 01 August 2016
Date of certificate: 02 August 2016

Type of assessment: RdSAP, existing dwelling

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

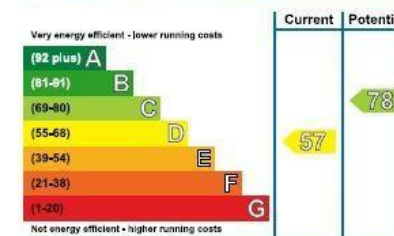
Estimated energy costs of dwelling for 3 years: £ 3,102

Over 3 years you could save £ 1,572

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 357 over 3 years	£ 183 over 3 years	
Heating	£ 2,244 over 3 years	£ 975 over 3 years	
Hot Water	£ 501 over 3 years	£ 372 over 3 years	
Totals	£ 3,102	£ 1,530	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 660	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 249	✓
3 Draught proofing	£80 - £120	£ 48	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.