

BELSIZE LANE
BELSIZE PARK, NW3

We are pleased to offer this substantial, redbrick Edwardian semi-detached family house, located on a highly sought-after tree lined residential street at the Southern end of Hampstead, moments from the shops and restaurants in Belsize Village, numerous transport links and to various local schools.

This wonderful 5 bedroom property is set back from the road extends to 3256 sq ft and offers bright and spacious accommodation, with an impressive part double volume drawing room with a spiral staircase which leads up to a large galleried office/bedroom, a 31' through kitchen/breakfast room/dining room and a family room which opens out onto the rear garden. The house would benefit from having a general program of refurbishment, but has great potential to enlarge and reconfigure the accommodation to create a larger internal floor area.

The house is complemented by having a mature front garden and a secluded 53' rear garden with a patio area and lawn.



ACCOMMODATION & AMENITIES

ENTRANCE HALL, INNER HALLWAY, DOUBLE VOLUME DRAWING ROOM, KITCHEN/BREAKFAST ROOM/DINING ROOM, FAMILY ROOM OPENING ONTO THE PRIVATE PATIO AND GARDEN, GUEST CLOAKROOM, MASTER BEDROOM WITH ENSUITE BATHROOM, GALLERIED BEDROOM/OFFICE, THREE FURTHER BEDROOMS, (1 ENSUITE), FAMILY BATHROOM, LARGE EAVED AREA THAT COULD POSSIBLY BE CONVERTED INTO HABITABLE SPACE, FRONT AND REAR GARDENS, RESIDENTS PARKING CA-B.





TERMS

TENURE

Freehold

GUIDE PRICE

£4,950,000 **Subject to Contract**

Belsize Lane, NW3

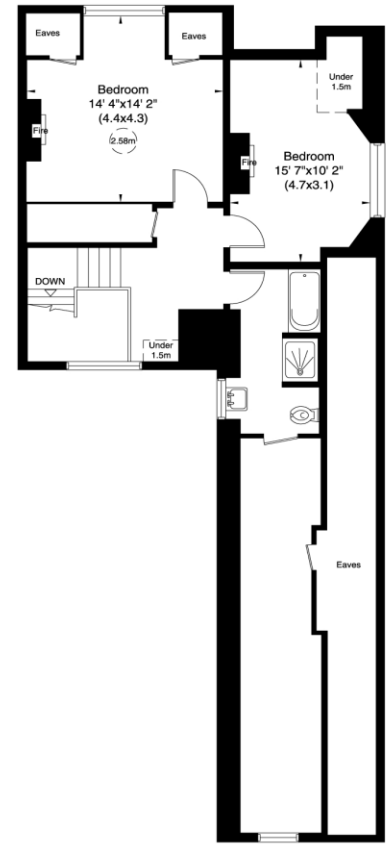
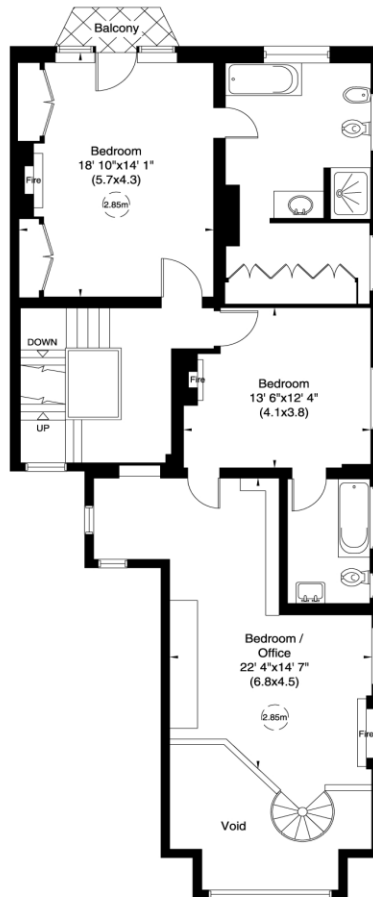
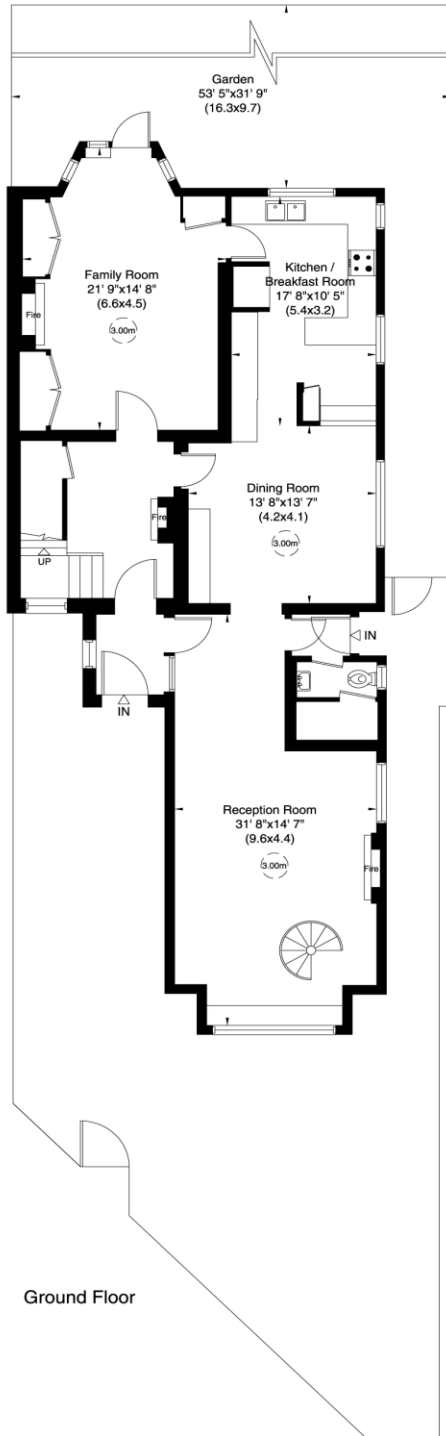
Gross internal area (approx.)

325 Sq m (3500 Sq ft) Including Under 1.5m and Eaves

303 Sq m (3256 Sq ft) Excluding Under 1.5m and Eaves

For identification only, Not to Scale

Floor Plan by **capital group** 020 8671 7722



Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).