



**STEELES ROAD,**  
**BELSIZE PARK, NW3**



An impressive and imposing part stucco/part brick, seven-bedroom semi-detached Victorian family house arranged over four floors, comprising 4226 sq ft (392 sq mts) with the added benefit of still retaining many period features including cornice works, fireplaces and working shutters alongside a large 75' South East facing garden and off-street parking for one car.

Steeles Road is located within 0.2 miles of the comprehensive shops, cafes and restaurants found on England's Lane and is located within easy access to both the Jubilee (Swiss Cottage 0.5 miles) and Northern Lines (Belsize Park 0.5 miles). Primrose Hill is a short walk away as is Hampstead Village and the Heath.

**ACCOMMODATION & AMENITIES**

**ENTRANCE HALL, RECEPTION ROOM, DRAWING ROOM, OPEN PLAN KITCHEN/BREAKFAST/FAMILY ROOM, DINING ROOM, CONSERVATORY, PRINCIPAL BEDROOM WITH ENSUITE BATHROOM, SIX FURTHER BEDROOMS, TWO FAMILY BATHROOM, STUDIO/GYM WITH A GALLERY AND ACCESS TO A ROOF TERRACE, 75' SOUTH EAST FACING GARDEN, OFF STREET PARKING FOR ONE CAR**

**GUIDE PRICE £6,500,000**

**SOLE SELLING AGENT**

**FREEHOLD**





# Steeles Road, NW3

Approximate Area = 388.1 sq m / 4177 sq ft

Mezzanine Level = 4.6 sq m / 49 sq ft

Total = 392.7 sq m / 4226 sq ft

(Excluding Void / Excluding Approx Eaves)

Approximate Eaves Storage = 53.6 sq m / 577 sq ft



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.













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