



LAMBOLLE ROAD,
BELSIZE PARK, NW3



On the market for the first time in over 50 years, is this spacious high-ceilinged two double bedroom apartment comprising approximately 914 square feet (84 square metres), which now requires a programme of renovation and refurbishment, and presents a wonderful opportunity for an incoming purchaser to create a bespoke home.

This fine property occupies the entire first floor of a charming three storey double fronted semi-detached Victorian house, in one of Belsize Park's most coveted locations, accessed via a side entrance shared with one other apartment.

The property benefits from an expansive 21'6 reception/dining room and two sizeable double bedrooms, plus a separate kitchen, bathroom and WC.

Lambolle Road is a quiet residential street located between Belsize Park Gardens and Lancaster Grove, ideally located close to the shops and cafes on England's Lane, Belsize Village and Haverstock Hill. The open spaces of Primrose Hill are close, by along with the transport facilities of both Swiss Cottage (Jubilee Line) and Belsize Park (Northern Line) Underground Stations. It is also conveniently located for the expansive selection of highly regarded schools which cater for all ages.

GUIDE PRICE £895,000

SOLE SELLING AGENTS

L/H PLUS SHARE OF FREEHOLD

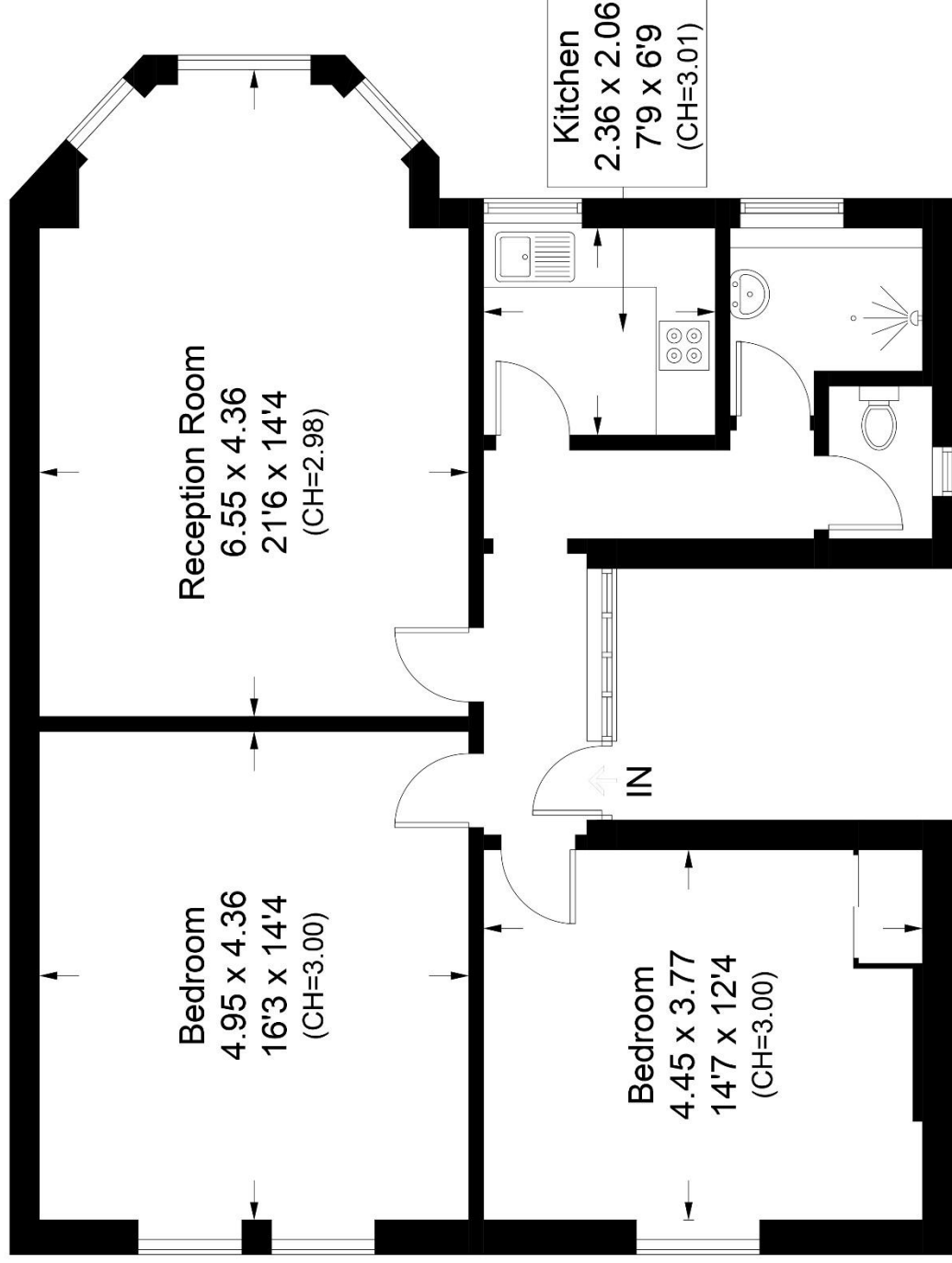
ACCOMMODATION & AMENITIES

SIDE ACCESS, FIRST FLOOR ENTRANCE, ENTRANCE HALL, 21'6 x 14'4 RECEPTION/DINING ROOM, KITCHEN, BEDROOM ONE (16'3 x 14'4), BEDROOMS TWO (14'7 x 12'4), BATHROOM, SEPARATE WC, 13' CEILING HEIGHTS UP TO 3M (9.8ft), RESIDENTS PARKING CA-B, EER-F



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Approximate Area = 84.9 sq m / 914 sq ft



First Floor

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.



