



**GLENILLA ROAD,**  
**BELSIZE PARK, NW3**



An opportunity to purchase a delightful low built house, on the market for the first time in 20 years, in one of Belsize Park's premier residential turnings. Set back from the road, the property features a manicured front garden, off street parking and a detached garage. Whilst to the rear there is a delightful mature garden, and an idyllic side courtyard. This charming and bright home, which is laid out over only three floors, comprises approximately 2563 square feet (238 square metres).

The expansive ground floor provides up to three reception areas, plus an expansive kitchen/breakfast/dining room, whilst the first floor offers four bedrooms, with an en-suite to the principal bedroom and a separate family bathroom. The top floor, which features a double volume ceiling, is accessed via a spiral staircase, and is currently used as informal bedroom/playroom but could easily be adapted to provide an additional suite or possibly two bedrooms and a bathroom. There is also a small cellar, which subject to the relevant planning consents, could be significantly expanded.

Glenilla Road is a wide, tree lined road in prime Belsize Park, close to numerous schools and located within a ¼ of a mile of the amenities of Haverstock Hill and Belsize Park tube station (Northern Line), while Swiss Cottage tube station (Jubilee Line) is under a mile away. The road is also conveniently located for Belsize Village, England's Lane, and Primrose Hill, all of which are within walking distance.

**GUIDE PRICE £3,995,500**

**SOLE AGENT**

**FREEHOLD**

## ACCOMMODATION & AMENITIES

**ENTRANCE HALL, GUEST WC, RECEPTION ROOM, FAMILY ROOM, CONSERVATORY, KITCHEN/BREAKFAST/DINING ROOM, PRINCIPAL BEDROOM WITH ENSUITE BATHROOM, THREE FURTHER BEDROOMS, FAMILY BATHROOM, PLAY ROOM/POTENTIAL BEDROOM FIVE (WITH POTENTIAL TO CREATE TWO BEDROOM AND A BATHROOM (SUBJECT TO ANY NECESSARY CONSENTS), CELLAR, REAR GARDEN, SIDE COURTYARD, FRONT GARDEN, OFF STREET PARKING, GARAGE, RESIDENTS PARKING 'CA-B', EER-E**













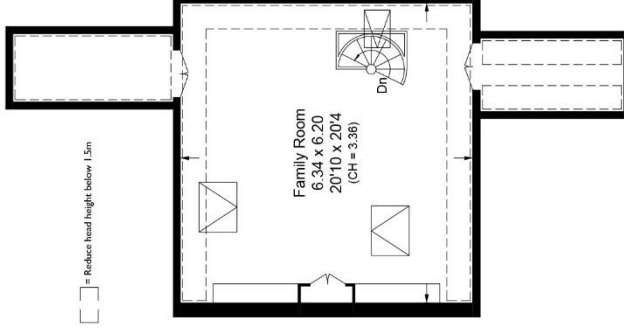
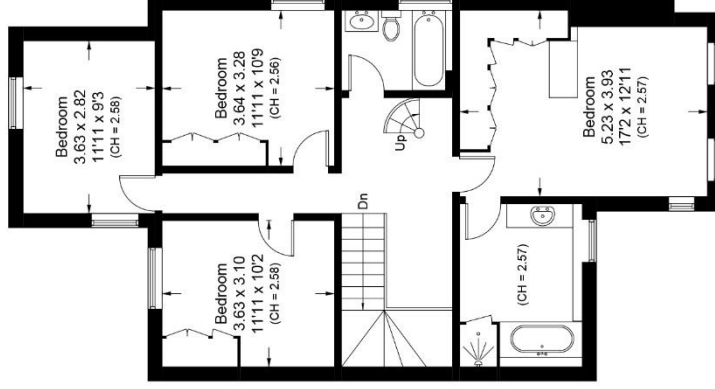
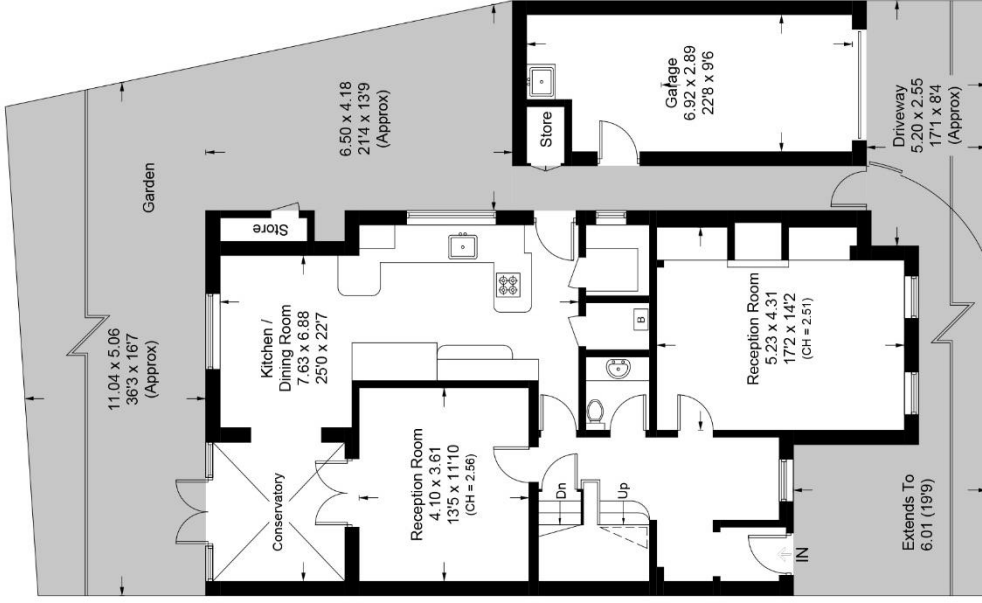
# Glenilla Road, NW3

Approximate Area = 238.1 sq m / 2563 sq ft

Garage = 20.3 sq m / 218 sq ft

Total = 258.4 sq m / 2781 sq ft

Including Limited Use Area (18.5 sq m / 199 sq ft) & Stores



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.







