



BELSIZE PARK,
BELSIZE PARK, NW3



A rare and unique opportunity to purchase one of the few grand houses remaining in Belsize Park, offered in excellent condition throughout, with the benefit of a delightful, well-established 53' Southerly facing garden.

This stunning and imposing 6/7-bedroom white stucco fronted Victorian home, retains a plethora of original features including intricate cornices, ceiling roses, fireplaces, shutters, incredible high ceilings, and a stone staircase which is a particularly wonderful feature.

Approaching 5000 square feet of accommodation, the house is arranged over only four floors, and is located on the Southern side of this favoured one way road. The raised ground is particularly delightful with two expansive reception rooms with floor to ceiling windows, and a generous home office/study.

There is potential for an ingoing purchaser to extend at garden level, and also by way of a loft conversion. The loft could provide up to an additional 1392 square feet (129 square metres), subject to any necessary local authority consents.

Additionally, the property benefits from a lock up garage and off-street parking space (held on a separate long leasehold title).

The property is conveniently located for the extensive local amenities and transport hubs (Swiss Cottage (Jubilee)/Finchley Road (Jubilee & Metropolitan) and the abundance of local schools in both Hampstead and Belsize Park, which cater for children of all ages.

GUIDE PRICE £7,750,000

SOLE AGENT

FREEHOLD

ACCOMMODATION & AMENITIES

GRAND ENTRANCE HALL, DRAWING ROOM, DINING ROOM, STUDY, GUEST WC, FAMILY ROOM, KITCHEN, BREAKFAST ROOM, PRINCIPAL BEDROOM WITH ENSUITE, BEDROOM TWO WITH ENSUITE DRESSING/WORK ROOM/BEDROOM 7, ENSUITE/FAMILY SHOWER ROOM, FOUR FURTHER BEDROOMS, FAMILY BATHROOM, FAMILY SHOWER ROOM. UTILITY ROOM, PLANT ROOM, EXTENSIVE STORAGE, UNCOVERED LOFT, OFF STREET PARKING SPACE AND A LOCK UP GARAGE HELD ON A SEPARATE LONG LEASE.





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Approximate Area = 455.0 sq m / 4898 sq ft
 (Excluding Garage / Including Limited Use)
 Loft (Including Limited Use) = 129.3 sq m / 1392 sq ft
 Total = 584.3 sq m / 6290 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.













