





Lancaster Grove | London | NW3

£800 Per Week |

 2  2  1  C

ADN
RESIDENTIAL

A well presented two double bedroom duplex garden apartment situated in a handsome period property located in the heart of Belsize Park. This outstanding apartment offers well proportioned accommodation and comprises, double reception room with Juliet balcony overlooking the private garden, separate fully fitted kitchen, spacious principal bedroom with French doors leading onto the garden, built in storage and en-suite shower room, second double bedroom and family bathroom. Further benefits include wooden flooring and double glazed windows.

- Private Garden
- 2 Bedrooms
- Kitchen
- Wooden Flooring
- Duplex Apartment
- Double Reception Room
- 2 Bathrooms
- Double Glazed Windows

Council Tax Band: E
EPC: C



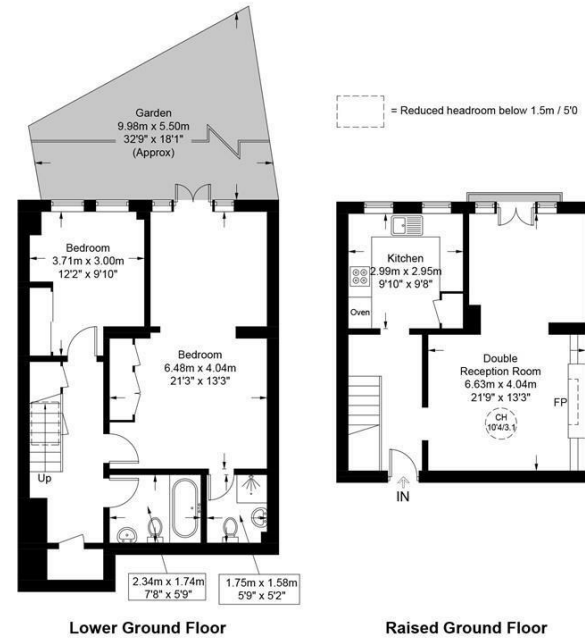
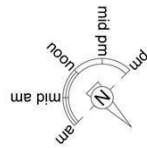




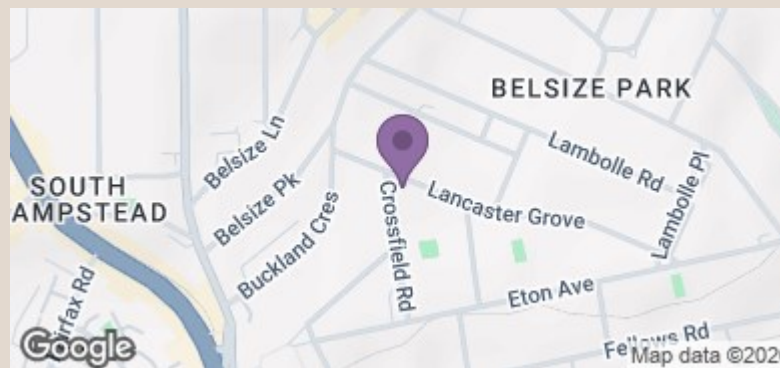
Lancaster Grove, NW3

Approximate Gross Internal Area = 1005 sq ft / 93.4 sq m

Restricted Height = 10 sq ft / 0.9 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	79
EU Directive 2002/91/EC			

info@adnresidential.co.uk | 020 7407 5155