



Steeles Road | London | NW3

Asking price £4,950,000 | Freehold

 6  5  3  D

ADN
RESIDENTIAL

An exceptional family residence offering six spacious double bedrooms and five bathrooms, spanning approximately 3,600 sqft, and perfectly situated just moments from the vibrant heart of Belsize Park, benefitting from off-street parking for one car and a private garden.

The property is exceptionally spacious and presented in excellent condition. The garden level features a fully fitted kitchen/dining area, a family room, a shower room, a utility room, and direct access to the rear garden, which faces west. On the raised ground floor, you'll find two large interconnecting reception rooms, along with a guest powder room. The entire first floor is dedicated to the principal bedroom suite, complete with a walk-through wardrobe and en-suite bathroom. The two upper floors host four additional bedrooms and three bathrooms, two of which are en-suite.

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- 6 BEDROOMS
 - FULLY FITTED KITCHEN
 - UTILITY ROOM
 - OFF STREET PARKING
 - 3 RECEPTION ROOMS
 - 5 BATHROOMS
 - PRIVATE GARDEN
-

Council Tax Band: H
EPC: D

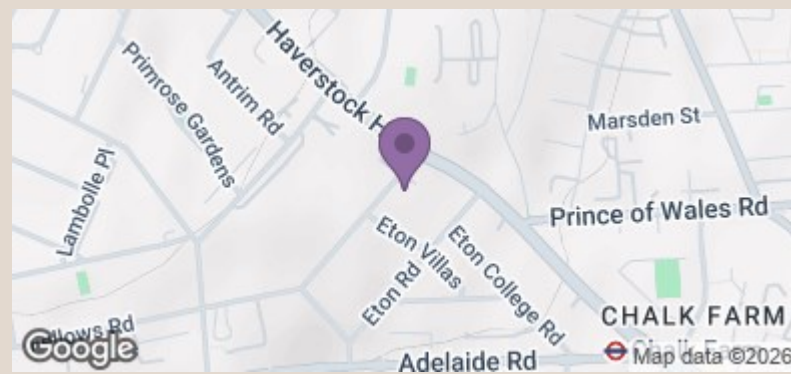






Approx Gross Internal Area **3224 Sq Ft - 299.51 Sq M**
 Approx Floor Area Including Restricted Heights **3235 Sq Ft - 300.53 Sq M**

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No 20980
 This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or dimensions quoted are approximate and should not be used to value a property or for the basis of any claim or fee.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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