

SHARE OF FREEHOLD



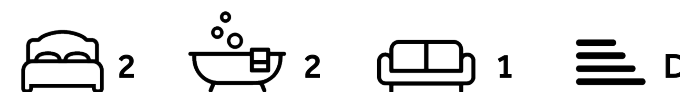
Apartment

# UPPER PARK ROAD, BELSIZE PARK, LONDON, NW3 2UP

Asking price  
**£1,500,000**

## FEATURES

- Share of Freehold
- Spacious Reception Room
- 2 Bedrooms
- Guest W/C
- Generous Terrace
- Kitchen/Dining Room
- 2 Bathrooms
- Permit Parking



**ADN**  
RESIDENTIAL



## 2 Bedroom Apartment located in London

A truly exceptional two double bedroom apartment arranged over the entire raised ground floor of a prominent period property located in the heart of Belsize Park. This elegant home benefits from an abundance of natural light, character and charm including 3.4m high ceilings and period features throughout. You enter the property through its own private entrance and immediately you are greeted by the most beautiful reception room with bay window and double doors leading into the kitchen/dining room, from there you have French doors onto the private terrace. The principal bedroom has built in storage, a generous en-suite shower room and another set of French doors onto the terrace, the second bedroom also has built in storage and an en-suite bathroom. Additional benefits include a guest W.C and fantastic storage throughout. Upper Park Road is ideally positioned 200m from Belsize Park underground station (Northern Line) and the local amenities that Haverstock Hill has to offer.



ADN RESIDENTIAL | ADN RESIDENTIAL, U7 12 HEATH STREET, HAMPSTEAD, LONDON, NW3 6TE



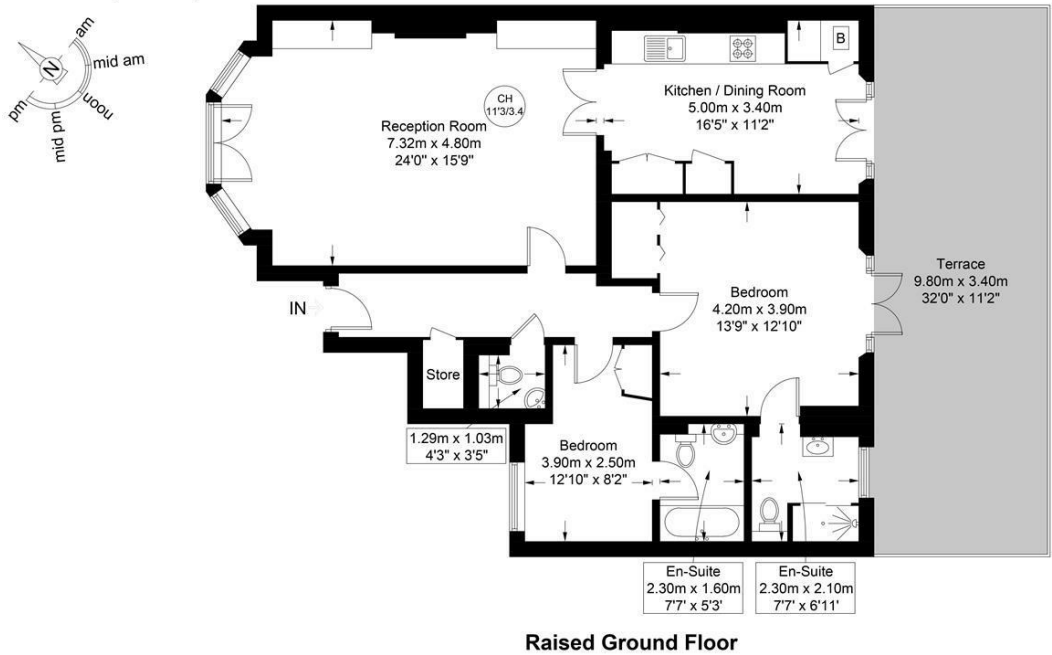


ADN RESIDENTIAL | ADN RESIDENTIAL, U7 12 HEATH STREET, HAMPSTEAD, LONDON, NW3 6TE

Call us on  
**020 7407 5155**  
[info@adnresidential.co.uk](mailto:info@adnresidential.co.uk)  
[www.adnresidential.co.uk](http://www.adnresidential.co.uk)

**Upper Park Road, NW3**      **Approximate Gross Internal Area = 1123 sq ft / 104.3 sq m**

Terrace = 392 sq ft / 36.4 sq m



**Council Tax Band**  
**E**

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | 65                      | 81        |
|                                             | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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.

