




# Lancaster Grove | London | NW3

Asking price £1,850,000 | Share of Freehold

 3  2  1  C

**ADN**  
RESIDENTIAL

An exceptional three double bedroom duplex apartment located in the heart of Belsize Park ideally positioned 0.2m from Belsize Village. This beautifully presented property has been finished to a high standard and comprises, generous reception room with open plan kitchen and double sliding doors onto the private patio garden, principal bedroom with great storage, seating area and en-suite shower room, two further double bedrooms, family bathroom and a guest W/C. Additional benefits include off street parking for one car, communal gardens and ample storage throughout. Service charge is inclusive of Heating and Hot Water.

- Three Bedrooms
- Open Plan Kitchen/Reception Room
- Off Street Parking
- Guest W/C
- Two Bathrooms
- Private Patio Garden
- Communal Gardens
- Good Storage

Council Tax Band: G  
EPC: C

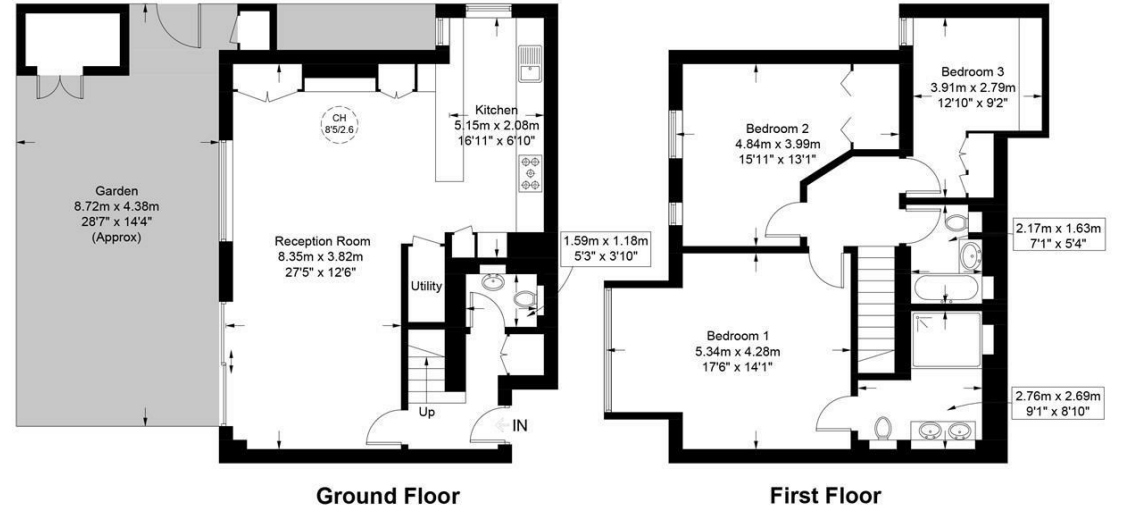
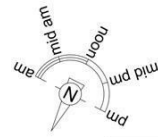




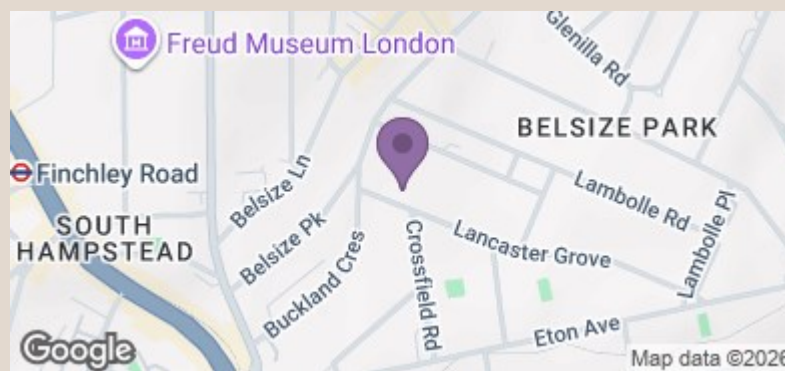


## Gabrielle Court, NW3

Approximate Gross Internal Area = 1331 sq ft / 123.7 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 | 75                      | 76        |
| (55-68)                                     | D |                         |           |
| (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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