



## Lawn Road | London | NW3

Asking price £1,100,000 | Leasehold

 3  2  1  B

**ADN**  
RESIDENTIAL

A spectacular three double bedroom, two bathroom apartment arranged over the fifth floor of a prestigious block (with lift) located in the centre of Belsize Park NW3. This outstanding property benefits from having the most superb 48" X 40" private wrap around roof terrace with far reaching views. As you enter the property you are greeted by a large hallway leading onto the reception room with bespoke German kitchen with Miele appliances and French doors onto the terrace, principal bedroom with custom built in storage and modern en-suite shower room, two further double bedrooms and a family bathroom. Additional benefits include wooden flooring and double glazed windows.

Tenure: Leasehold - 239 Years Remaining  
Service Charge - £4,200 Per Annum  
Ground Rent - £800 Per Annum

- 48" x 40" Wrap Around Terrace
- Two Bathrooms
- Open Plan Kitchen/Reception
- Wooden Flooring
- Three Bedrooms
- High Specification
- Double Glazed Windows Room

Council Tax Band: F  
EPC: B

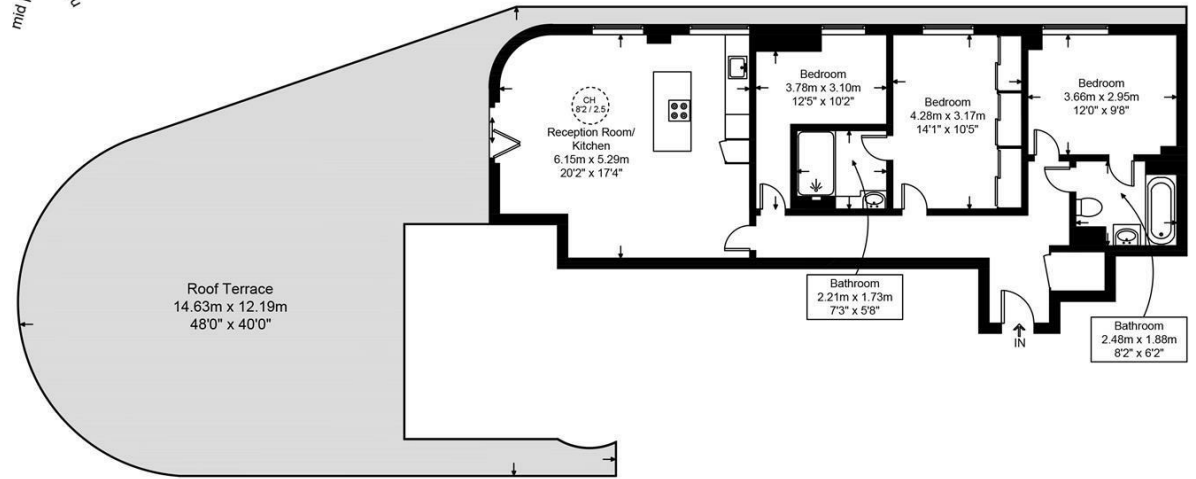
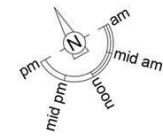






## Huxley House, NW3

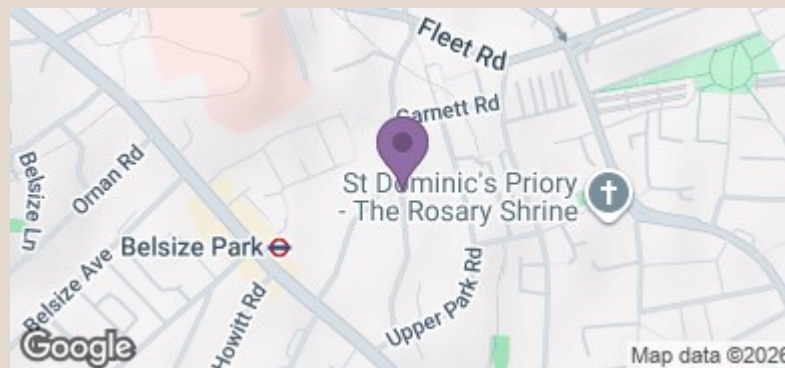
Approximate Gross Internal Area = 992 sq ft / 92.13 sq m



Fifth Floor



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	87	87
(69-80)	C		
(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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