



Belsize Road, London NW6

£700,000

Compton Reeback are pleased to offer for sale this spacious and bright three / four bedroom duplex apartment occupying the top floors of a period building that is ideally located for access to the amenities of Kilburn and West Hampstead. The apartment will require some updating and further comprises a good size reception room with feature fireplace, fitted kitchen with dining space, Family bathroom plus guest / second shower room, excellent storage and period features throughout. The property has excellent transport links close by with Bakerloo Line and London Overground together with Jubilee Line station within walking distance as well as numerous bus routes running along Kilburn High Road and Abbey Road. The property is offered no chain, vacant possession Share of Freehold with 997 year lease unexpired, Service Charge £300pa, Camden Council Tax Rating F, JOINT SOLE AGENTS.

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Reception Room



Bedroom 1



Eat - in Kitchen



Bedroom 2



Dining space



Bedroom 3

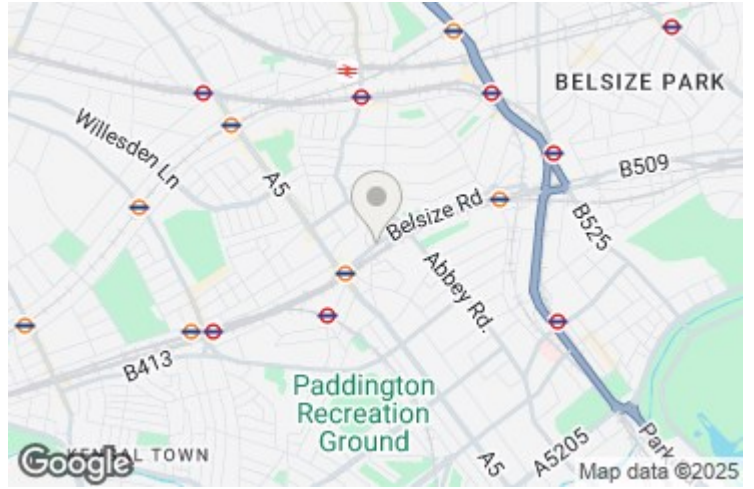


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Bedroom 4 / Study



Bathroom

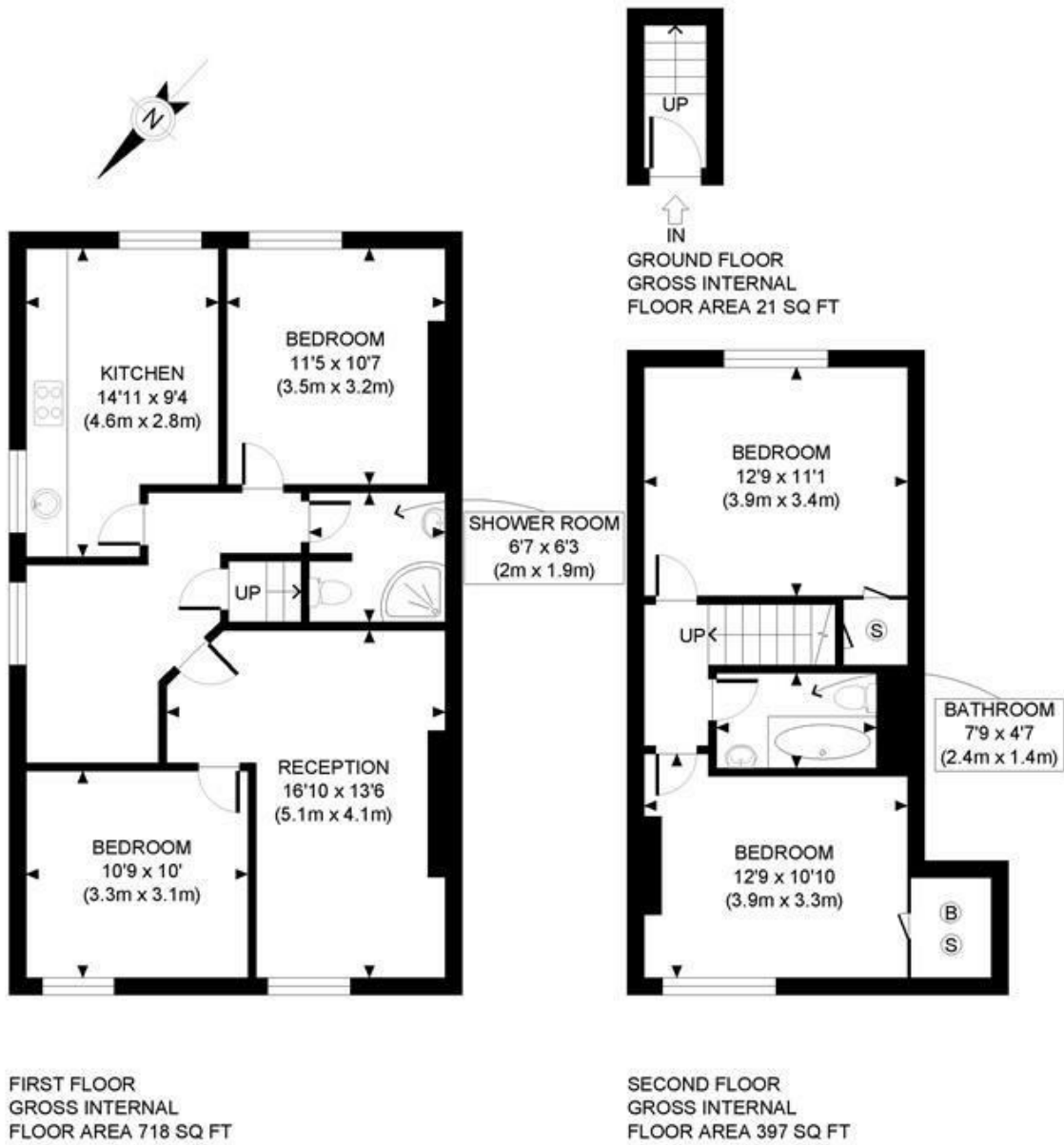


Shower room



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

Exterior



APPROX. GROSS INTERNAL FLOOR AREA: 1136 SQ FT/ 106 SQM

PROPERTY PHOTO PLANS .CO.UK

ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.48cm (centimeters), 1m (one meter) = 3.29'(feet)

comptonreeback.co.uk