



## Haverstock Hill, Belsize Park, NW3

We are delighted to offer for sale, this light and attractive two double bedroom maisonette with the rare advantage of a garage and one off street car parking space, and a south facing balcony, the flat is arranged over the first and second (top) floors this small modern purpose-built block is situated in the heart of Steele's Village, with its local shops, cafes and restaurants. The property is only a short walk to Chalk Farm tube station (Northern line) & Primrose Hill. Chain Free.

We are delighted to offer for sale, this light and attractive two double bedroom maisonette with the rare advantage of a garage and one off street car parking space and south facing balcony, arranged over the first and second (top) floors of this small modern purpose-built block situated in the heart of Steele's Village, with its local shops, cafes and restaurants. The accommodation comprises of two double bedrooms, double aspect reception room with laminate wood flooring and a semi open plan kitchen, spacious shower room, and a south facing balcony and the rare advantage of a garage and one off street car parking space. The property is only a short walk to Chalk Farm tube station (Northern Line) and if you walk over Bridge Approach you are in Primrose Hill with its eclectic shops, street cafe's, restaurants and of course the famous Primrose Hill Park. The lease on both the flat and the garage was 125 years from 5th October 1994, so

**£730,000**

### Features

- ✓ Two double bedrooms
- ✓ Double aspect reception room opening onto south facing balcony
- ✓ Open plan fitted kitchen
- ✓ Spacious shower room
- ✓ South facing balcony
- ✓ Garage and one off street car parking space
- ✓ Only a short walk to Chalk Farm tube station & Primrose Hill
- ✓ Highly recommended

therefore there are 94 years remainiing on both leases. Flat ground rent is £75 per annum and garage ground rent is £50 per annum. Service charge for the flat is £3300 per annum. Sole agent. Chain Free. Highly recommended. Visit our website [www.naylius-mckenzie.co.uk](http://www.naylius-mckenzie.co.uk) to view the virtual tour.



2 Bedrooms



1 Reception



1 Bathroom



Garage



Balcony