



## Buckland Crescent, Belsize Park, NW3

Guide Price: £1,000,000

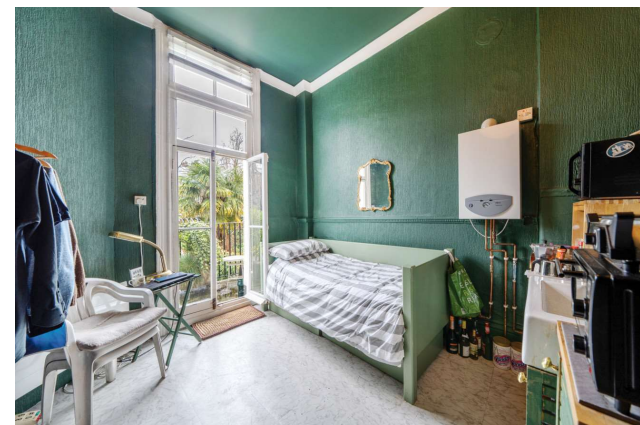
Benham  
& Reeves

# Buckland Crescent, Belsize Park, NW3

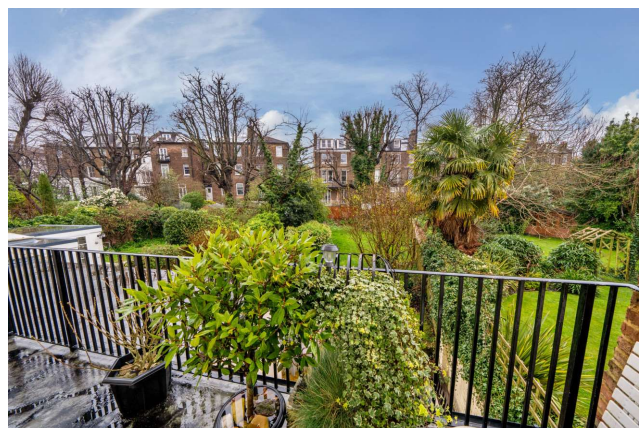
 1 Bedroom (s)  1 Bathroom (s)  Share of Freehold

A magnificent apartment arranged over the entire raised ground floor of a well maintained semi-detached stucco fronted Victorian house. The flat benefits from generous room sizes and high ceilings throughout. There are many period details retained, including ornate cornicing, fireplaces, shutters, high skirting boards and beautiful herringbone flooring. In addition there is a superb, full width south facing balcony overlooking the neighbouring rear gardens.

Buckland Crescent is well placed for the local shops, restaurants and pavement cafes in Belsize Village. The multiple shopping facilities available at Belsize Park and Swiss Cottage, with their Jubilee line and Northern line stations are a few moments away, with the open spaces of Primrose Hill and Regent's Park just beyond.







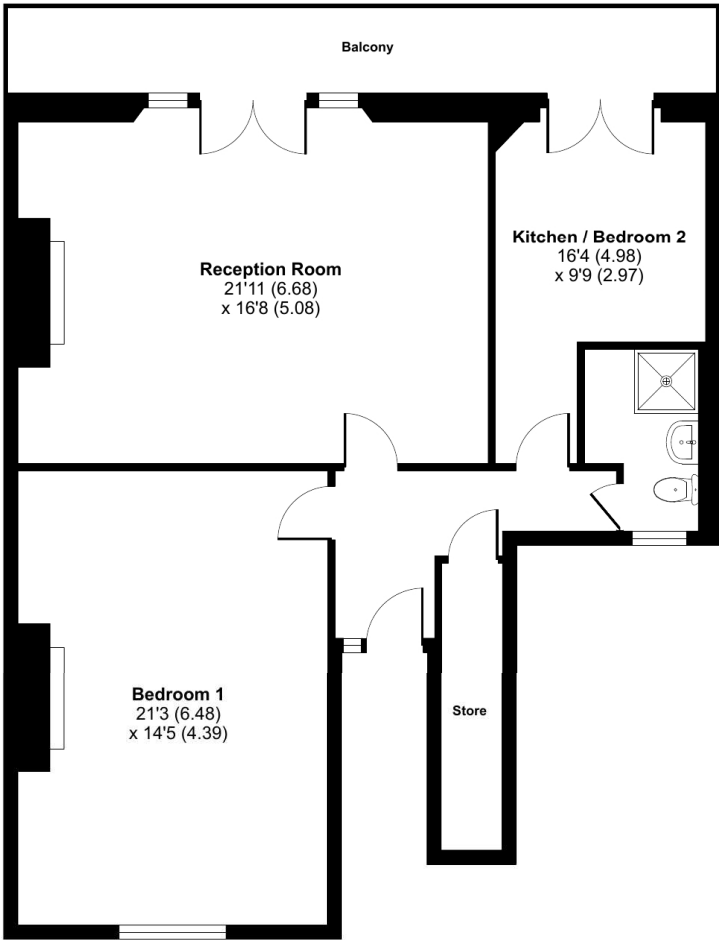
## Property Features:

- 22' Reception Room
- 21' Bedroom
- 32' Balcony
- Kitchen/Bedroom 2
- Scope to Re-configure (STC)
- Residents Parking Zone
- Period Features
- Chain Free



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Approximate Area = 975 sq ft / 90.5 sq m  
For identification only - Not to scale



RAISED GROUND FLOOR

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) A                                     |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 79                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   | 39      |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |



### Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

|                 |  |
|-----------------|--|
| Guide Price:    | £1,000,000   |
| Tenure:         | Share of Freehold<br>Expires 29/09/2975<br>Approximately 951 Years Remaining |
| Service Charge: | £2,191.00 approx. (per annum)<br>02.2023 - 02.2024                           |

### Viewings:

All viewings are by appointment only through our Hampstead Office.

Our reference: HAM240026

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