



## Englands Lane, Belsize Park, NW3

Asking Price: £465,000

Benham  
& Reeves



# Englands Lane, Belsize Park, NW3

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A superb one bedroom apartment arranged over the second floor of a well maintained period property above commercial premises, in the highly sought-after Englands Lane. The flat is offered in excellent decorative order, has a modern kitchen and bathroom and features a sunny south-east facing reception room with high ceilings and sash windows.

Englands Lane is conveniently located between Belsize Park and Primrose Hill and offers a wonderful range of local shops, restaurants and pavement cafes together with a Tesco local and the famous Washington pub. The open spaces of Primrose Hill and Hampstead Heath are within walking distance.





## Property Features:

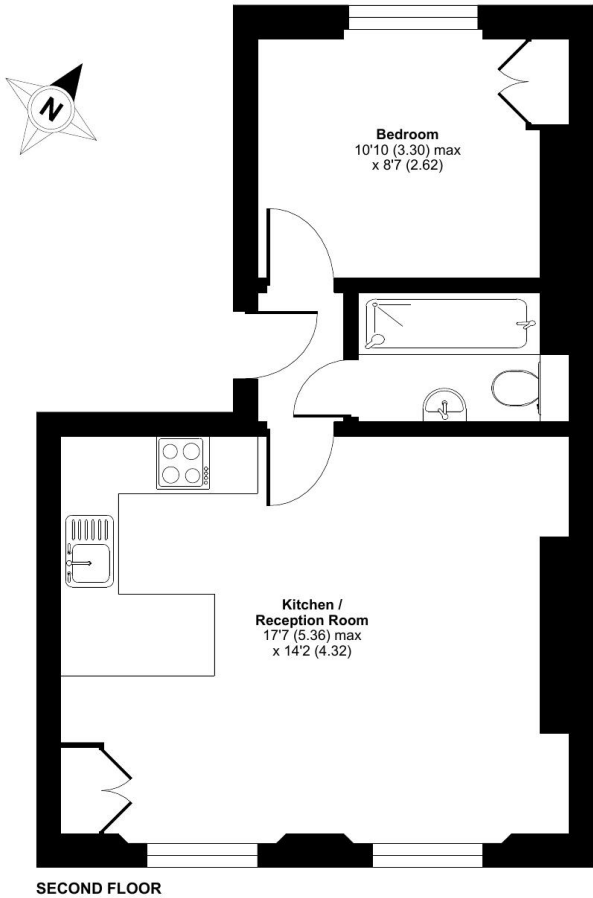
- Reception Room
- Open-Plan Kitchen
- Double Bedroom
- Bathroom
- Residents' Parking Zone
- Close to Shops & Restaurants






Englands Lane, London, NW3

Approximate Area = 400 sq ft / 37.1 sq m  
For identification only - Not to scale



| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92+) A                                     |   |           |
| (81-91) B                                   |   |           |
| (69-80) C                                   | 75  | 80        |
| (55-68) D                                   |   |           |
| (39-54) E                                   |   |           |
| (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.

|                   |  |
|-------------------|--|
| Asking Price:     | £465,000   |
| Tenure:           | Leasehold<br>Expires 23/11/2144<br>Approximately 119 Years Remaining |
| Ground Rent:      | Nil  |
| Service Charge:   | Nil  |
| Anticipated Rent: | £2,000.00 pcm<br>Approx. 4.8% Yield                                  |

## Viewings:

All viewings are by appointment only through our Hampstead Office.

Our reference: HAM240125

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