



## Belsize Avenue, Belsize Park, NW3

Asking Price: £550,000

 Benham  
& Reeves



# Belsize Avenue, Belsize Park, NW3

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

An extremely bright and spacious apartment arranged over the first floor of a highly regarded purpose-built block with porters. The flat is arguably located in the best position within the block, having direct views from a private west-facing balcony over the well-maintained communal gardens.

The flat also has the rare added advantage of having a reserved allocated off-street parking space. In addition, the property offers great potential, being unmodernised.

Hillfield Court is ideally situated on Belsize Avenue, moments away from the multiple shopping and restaurant facilities available on Haverstock Hill. Belsize Park (Northern line, Zone 2) station is within 1/4 mile, and Swiss Cottage (Jubilee line, Zone 2) is within 3/4 mile.



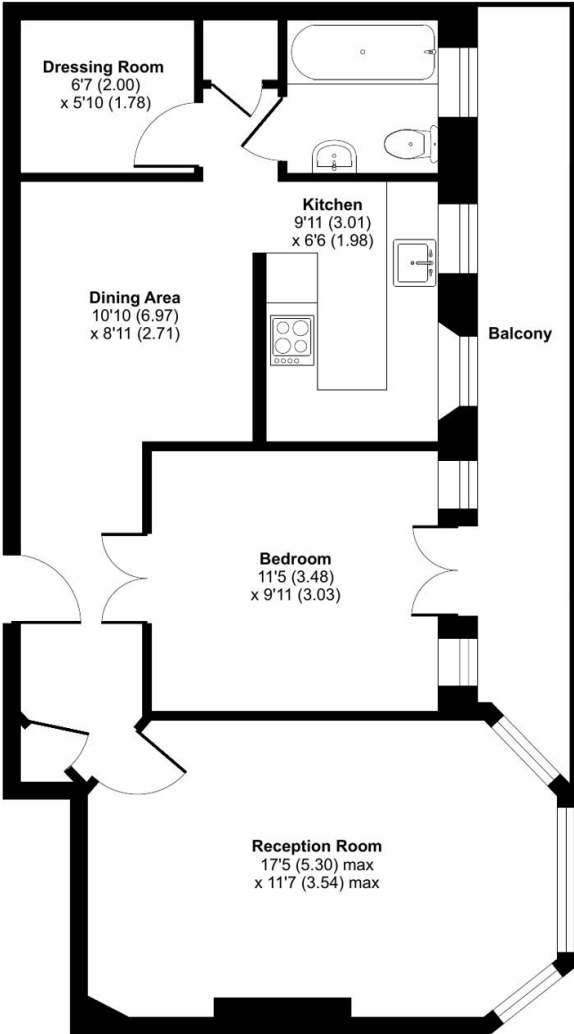


## Property Features:

- 17' Reception Room
- Separate Kitchen
- Bedroom
- Bathroom
- Dressing Room
- Allocated Off-Street Parking Space
- West-Facing Balcony
- Communal Gardens
- Porterage
- Unmodernised Apartment With Great Potential.

Hillfield Court Belsize Avenue, London, NW3

Approximate Area = 626 sq ft / 58.1 sq m  
For identification only - Not to scale



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

## Terms & Conditions:

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

Asking Price:	£550,000
Tenure:	Leasehold Expires 31/12/3019 Approximately 994 Years Remaining
Ground Rent:	£30.00 (per annum) For 2025/2026
Service Charge:	£4,229.12 (per annum) For 2025/2026 The Reserve Fund @ £3,245.68

## Viewings:

All viewings are by appointment only through our Hampstead Office.

Our reference: HAM250060

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W: [www.benhams.com](http://www.benhams.com)

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