

## Belsize Lane, London, NW3

This stylish three bedroom apartment offers superb accommodation, entertaining space and modern living moments from Hampstead Heath and Belsize Village in a beautiful Victorian terrace.

Set back from the street with gated entry, steps lead up to the front door and into a bright entrance hall. Once inside the flat, you are drawn to the living, dining and entertainment spaces, particularly the bespoke kitchen and glass extension, which opens directly onto a private rear patio and landscaped garden.

At the other end of the property, three bedrooms and two bathrooms include significant built-in storage. The principal bedroom features an en-suite with walk-in shower and the two further bedrooms are perfect for guests, children or an additional/separate office to work from home.

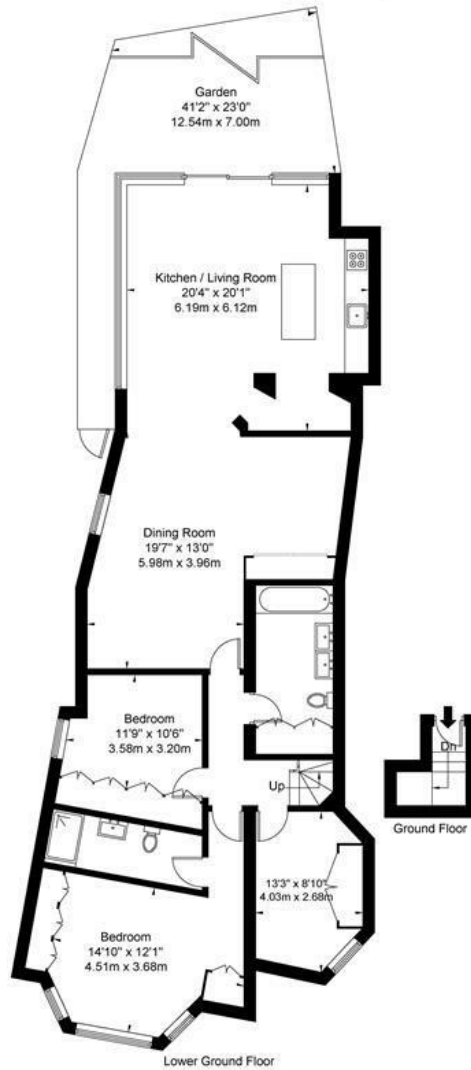
Situated in the borough of Camden, this peaceful property is well-connected with access across London. Belsize Park Underground Station (Northern Line) is just 0.3 miles away, providing easy access to the city centre and West End.

- Share of freehold
- Stunning garden flat with glass extension
- Bright and bespoke kitchen
- Sliding doors onto private patio
- Underfloor heating
- Between Hampstead Heath and Belsize Village
- Service Charge £4500 per annum

**Offers in excess of £2,000,000**

# Rosslyn Heights, Belsize Lane, NW3 5AB

Approx. Gross Internal Area = 135.5 sq m / 1458 sq ft



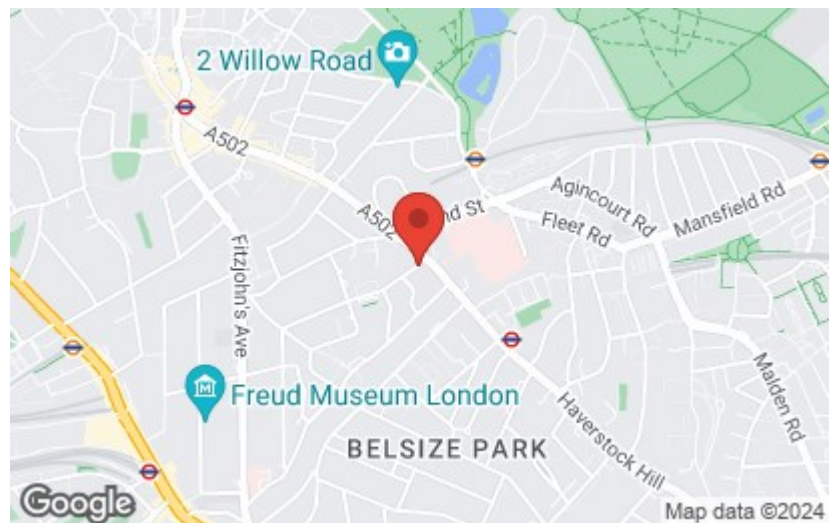
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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		75	78
EU Directive 2002/91/EC			

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



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