

LEXINGTONS



FOR  
SALE



England's Lane, London, NW3  
£4,450 Per Month





# 28A England's Lane London, NW3 4UE

£4,450 Per Month

- 3 Double Bedrooms - 2 Bathrooms (1 en-suite) - Roof Terrace with Panoramic Views
- Part furnished - Open plan kitchen - Double aspect
- Walking Distance To Belsize Park Tube Station
- 1,443 sq f (134 sq m) - Prime location - 3rd Floor (no lift) - Split layout -
- Close to shops, restaurants, open spaces of Primrose Hill

Situated in the heart of Belsize Park, this split level three double bedroom period conversion offers spacious rooms with wooden floors, recently decorated in neutral shades. The accommodation compromises a grand reception room, three double bedrooms, two bathrooms and a large private decked roof terrace with panoramic views. This apartment is ideally located within easy reach of Belsize Park, Finchley Road and Swiss Cottage tube stations. Also within an easy reach of Hampstead Heath and Primrose Hill.

## Misrepresentation Act 1967

The information in this publication should be referred solely as a general guide. Whilst care has been taken in its preparation, no representation is made nor responsibility accepted for the whole or any part. All descriptions, dimensions, reference to condition and other details are believed to be correct but intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them.

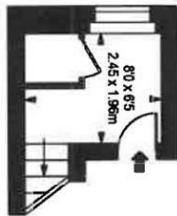




## Directions

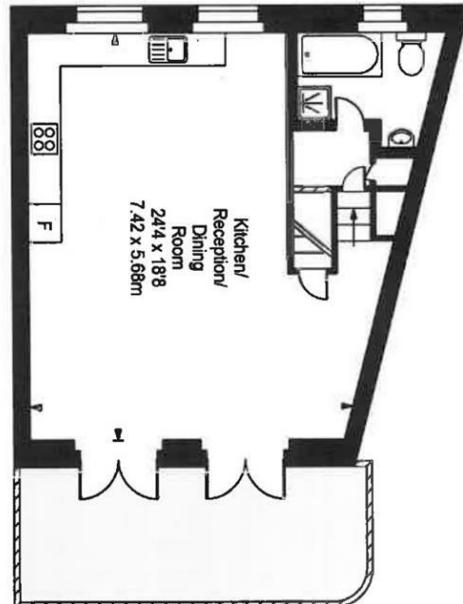
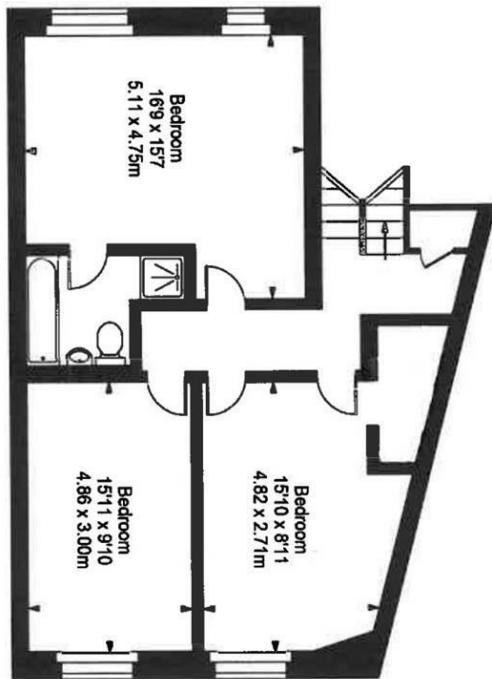




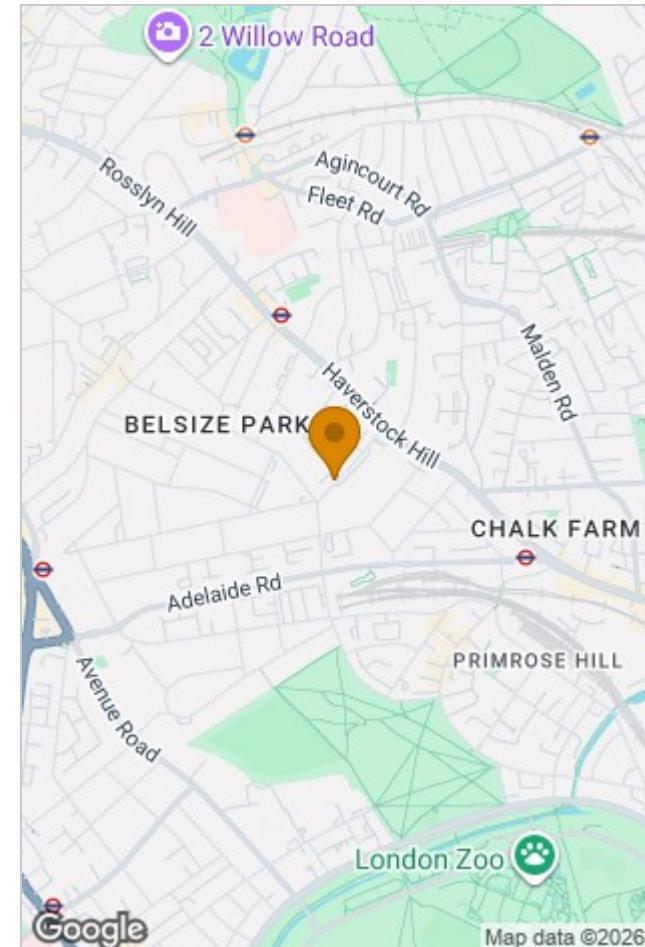


Approx Gross Internal Area 1389 Sq Ft - 129.04 Sq M

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE.  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown,  
all measurements, positioning, areas, levels and any other data or details  
are approximate. Any reliance on such data or details is entirely at your own risk.  
No responsibility is taken for any error, omission, misstatement or use of data shown.



Englands Lane



## Viewing

Please contact our Lexingtons Office on 02074357775

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

35 Belsize Lane, Belsize Park, London, NW3 5AS

Tel: 02074357775 | Email: [info@lexingtons.com](mailto:info@lexingtons.com)

[www.altosoftware.co.uk](http://www.altosoftware.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	
(55-68) D	47	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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) A		
(81-91) B		
(69-80) C	1	
(55-68) D	1	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		