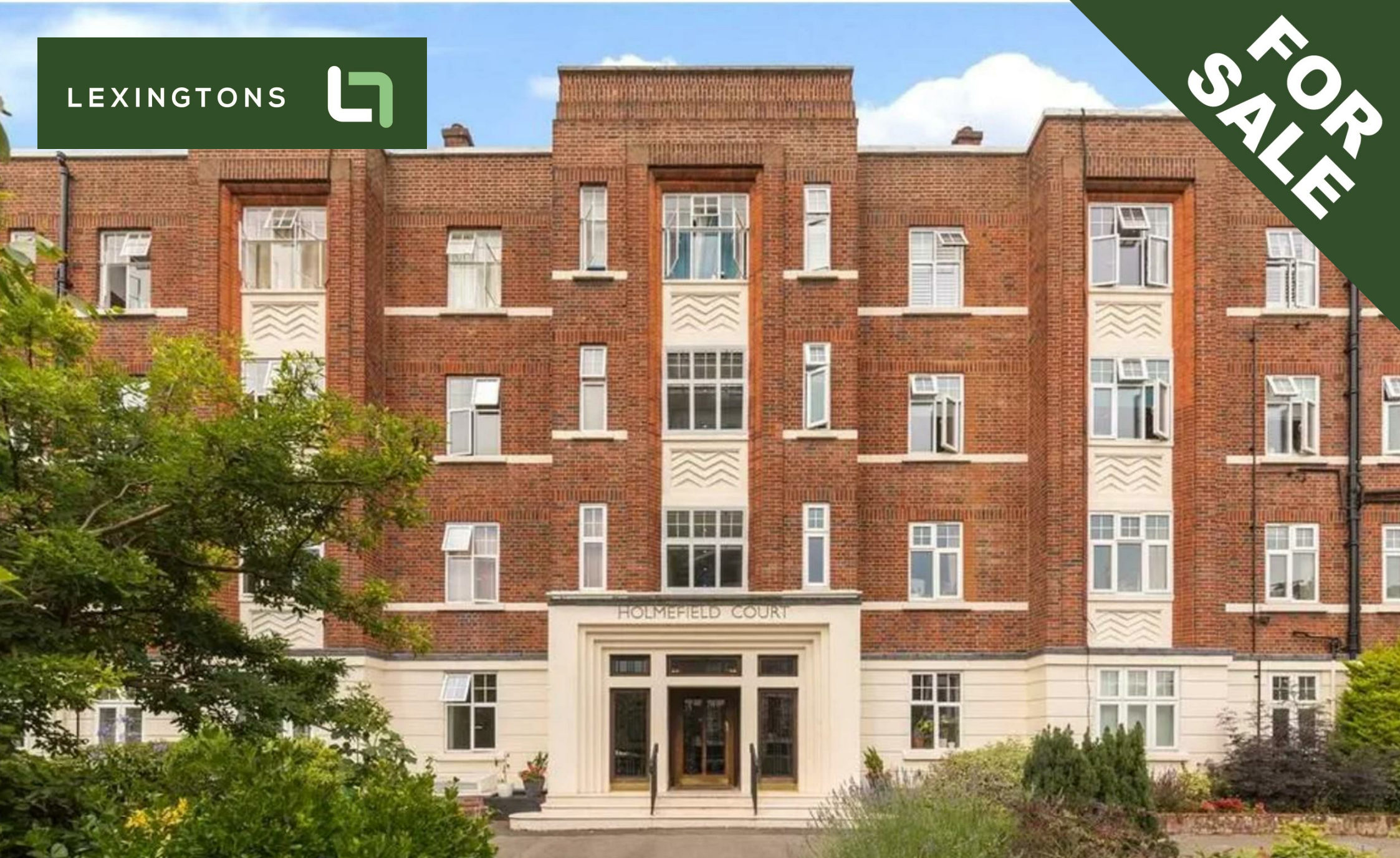


LEXINGTONS



FOR
SALE



Belsize Grove, London, NW3
£1,500 Per Month

 1  1  0  C



Holmefield Court Belsize Grove London, NW3 4TT

- Self Contained Studio Flat With Plenty Of Storage
- Separate Kitchen - Part Furnished
- Located 0,1m from Belsize Park Underground Station
- Hot Water And Heating Included
- EPC C - Council Tax Band- C
- Use Of Communal Garden

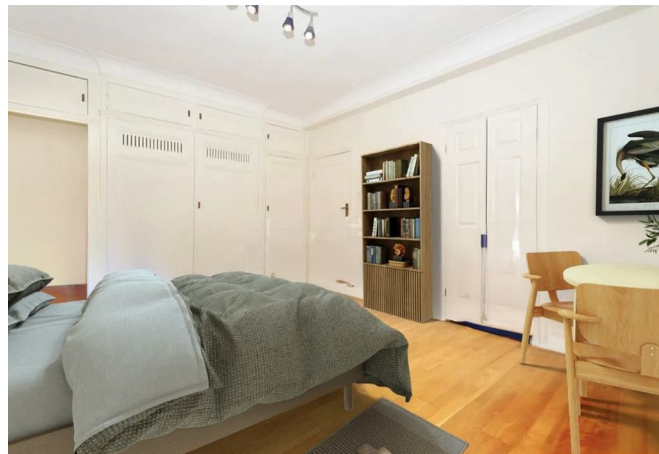
Introducing this charming studio flat located in the heart of Belsize Grove, just a stone's throw away from Belsize Park Underground Station. This ground floor property boasts a spacious studio room filled with natural light and ample storage space, perfect for a cosy living space. The separate fitted kitchen provides a convenient area to prepare meals, while the generous bathroom adds to the overall comfort of the property. Situated in an excellent condition, this part furnished studio flat is the ideal choice for those searching for a convenient and well-maintained living space. The property is set to become available mid-April, offering a timely opportunity for prospective tenants.

Not only does this studio flat offer a comfortable living space, but its prime location also ensures easy access to nearby amenities and attractions. Belsize Grove is a charming area brimming with local shops, cafes, and restaurants, providing plenty of options for dining and shopping. Additionally, the proximity to Belsize Park Underground Station allows for effortless travel to other parts of London, perfect for those with busy schedules. *Please note that the furnishings have been added to enhance the appearance of some of the rooms and do not form part of the property.

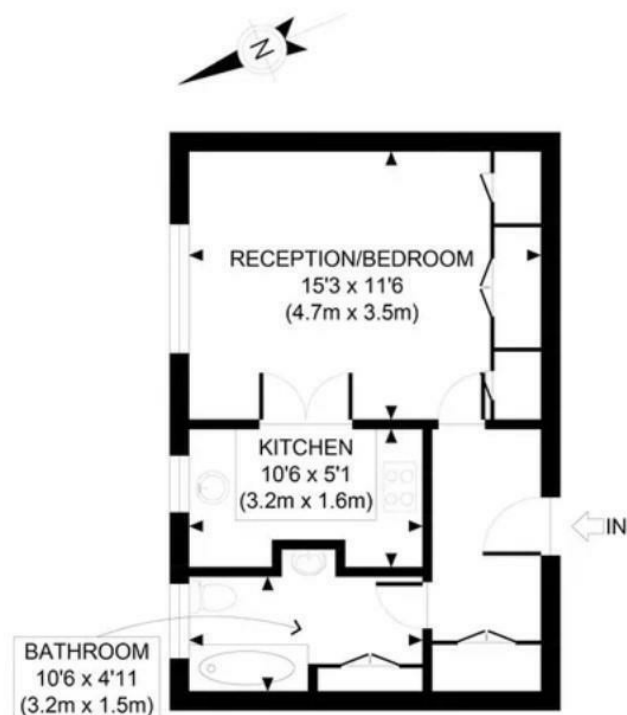
Misrepresentation Act 1967

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.

£1,500 Per Month



Directions



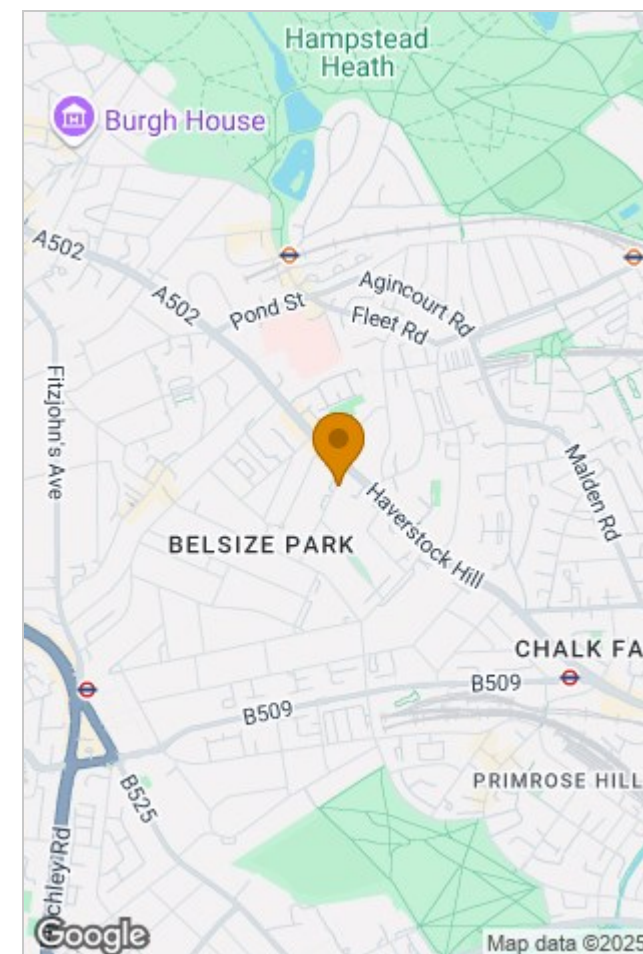
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 350 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 350 SQ FT / 33 SQM

Viewing

Please contact our Lexingtons Sales and Lettings Office on 0207 435 7775 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.



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