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## Haverstock Hill, , London, NW3 4RS

**£625,000**

Enviably situated in the desirable area of Belsize Park, this lovely flat offers a perfect blend of comfort and convenience. The property features a well-proportioned reception room that is flooded with natural light, creating a warm and inviting atmosphere. With one spacious bedroom and a modern bathroom, this flat is ideal for individuals or couples seeking a tranquil living space.

The flat is part of a purpose-built residential development, ensuring a well-maintained environment for its residents. One of the standout features of this property is the private garage located at the rear of the building, providing secure parking and additional storage options.

Just a short walking distance to Belsize Park Station for the Northern Line, giving easy access to the City and West End. Furthermore, the vibrant shops and restaurants along Haverstock Hill and England's Lane are just a stone's throw away, offering a delightful array of dining and shopping experiences. Along with Primrose Hill, Hampstead Heath can be found nearby, with the lido and bathing ponds to tempt, all year round.

This flat presents an excellent opportunity for those looking to enjoy the charm of Belsize Park while benefiting from modern amenities and a prime location.

- ONE DOUBLE BEDROOM
- BATHROOM
- LEASEHOLD 127 YEARS UNEXPIRED
- BRIGHT RECEPTION
- PRIVATE GARAGE
- EPC D / COUNCIL TAX BAND D
- SEPARATE KITCHEN
- LIFT
- APPROXIMATE ANNUAL SERVICE CHARGE £2700



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Best energy efficient - lower energy costs	Worst	Best environmentally friendly - lower CO <sub>2</sub> emissions	Worst
A	G	A	G
B	F	B	F
C	E	C	E
D	D	D	D
E	C	E	C
F	B	F	B
G	A	G	A

England & Wales EU Directive 2002/91/EC