



IMPRESSIVE FAMILY HOME IN THE HEART OF BELSIZE PARK

UPPER PARK ROAD
BELSIZE PARK, LONDON, NW3

Guide Price £5,250,000 - Freehold

savills

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8 Bedrooms • 5 Bathrooms • 2 Receptions

Semi-detached • Well planned accommodation •
Good decoration • Garden • Located conveniently
for transport links

- EPC Rating = E
- Council Tax = G

Description

An exceptional five bedroom Victorian villa superbly located on a sought after street close to excellent schools.

The well planned and elegant accommodation is arranged over four floors and is currently arranged on the ground floor as a open-plan reception room/kitchen, two bedrooms (one en suite) and a shower room. Furthermore, this house comprises a delightful landscaped private garden.

The first floor has a well-appointed open-plan reception room/kitchen and a guest cloakroom. There are two further bedrooms, master bedroom en suite and a family bathroom on the second floor. The third floor comprises three further double bedrooms and a further family bathroom.

This house is conveniently located approximately 0.2 miles from Belsize Park Underground (Northern Line) as well as the cafes and restaurants of Belsize Park. Hampstead Heath Overground is approximately 0.6 miles in distance offering services to South West London and Stratford.

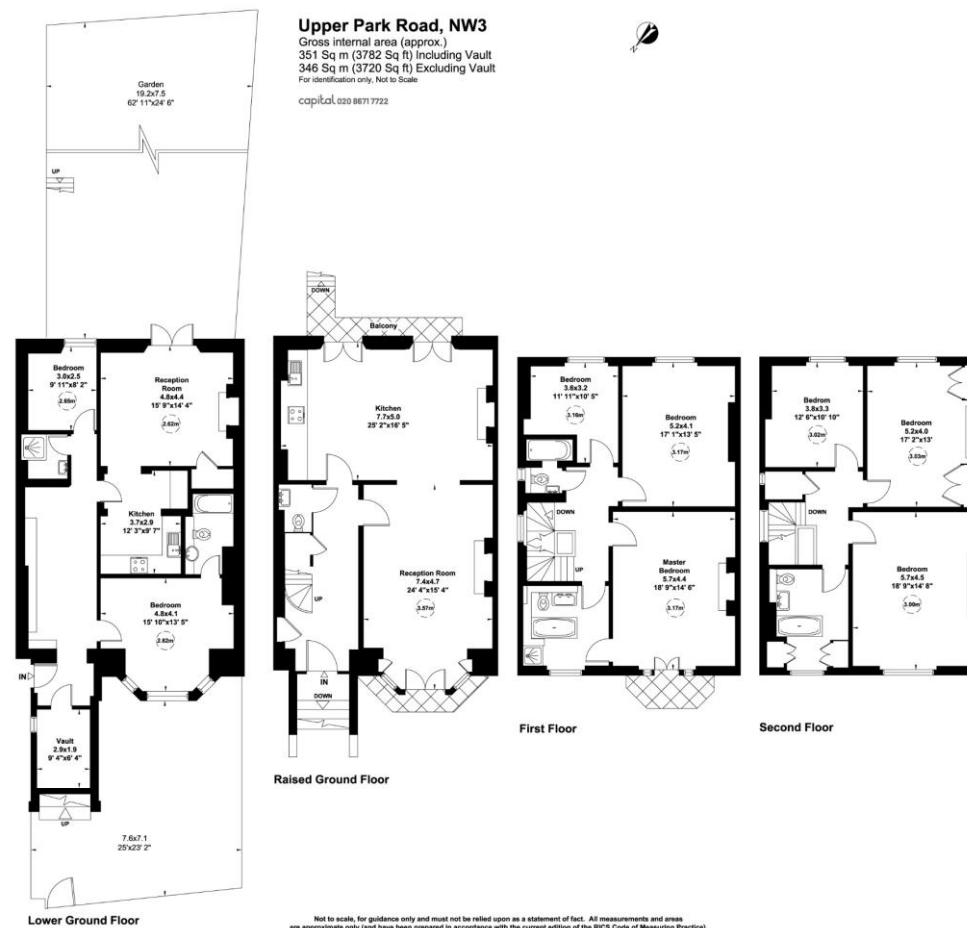
Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.







Hampstead
Peter Brookes
pbrookes@savills.com
+44 (0) 20 7472 5000

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 