



## OUTSTANDING MEWS HOUSE OFFERING EXCEPTIONAL LIVING SPACE

ELIZABETH MEWS  
LONDON, NW3

Guide Price £1,495,000 - Freehold





# OUTSTANDING MEWS HOUSE OFFERING EXCEPTIONAL LIVING SPACE

ELIZABETH MEWS

LONDON, NW3

**Guide Price £1,495,000 - Freehold**

Newly refurbished • Bespoke cabinetry • German Kitchen appliances • Attractive cobbled mews • Prestigious location

2 Bedrooms • Bathroom • Shower room  
• Cloakroom • Reception room

EPC Rating = C

Council Tax = G

## Description

A beautiful period property located on a highly desirable cobbled mews in Belsize Park. Recently refurbished to a high standards, this mews offers exceptional living space while retaining its period charm.

Arranged over three floors, the basement floor consist of a utility room with ample space for a washing machine and dryer as well as a guest cloakroom. The ground floor comprises an open-plan reception room and kitchen with bespoke cabinetry, German appliances and dining area. The kitchen is light and airy with a clean modern feel and offers dining space for six. The reception room has ceiling to floor doors that open and lead out to the delightful cobbled mews and driveway. The first floor comprises a double bedroom with en-suite shower room and a cosy, sky lit study room. The other bedroom is a spacious master bedroom with a walk-in wardrobe and an en-suite bathroom with skylight.

Elizabeth Mews is conveniently located close to the boutique shops of Hampstead (approx. 0.8m) together with the local shops, restaurants and amenities of nearby Belsize Village(0.6m). Swiss Cottage Underground Station is 0.6m (Jubilee Line) and Belsize Park Underground Station is 0.4m (Northern Line) are within easy reach. Other local attractions such as the Hampstead Heath is only 0.9m away.

## Energy Performance

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


## Viewing

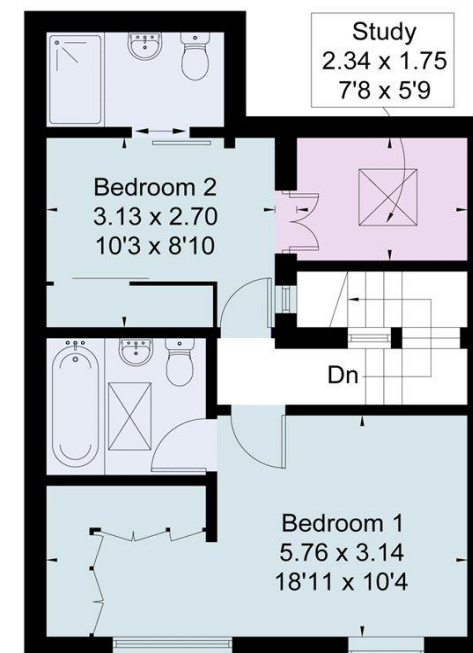
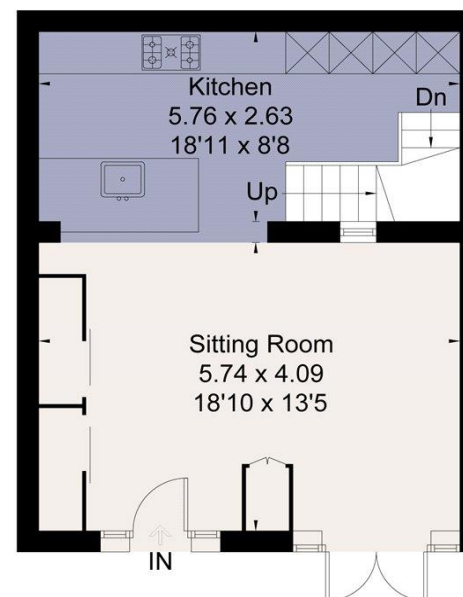
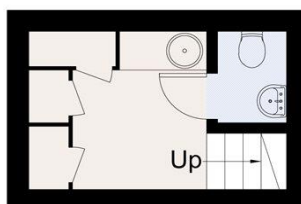
Strictly by appointment with Savills.





Approximate Area = 94.8 sq m / 1020 sq ft  
Including Limited Use Area (0.7 sq m / 7 sq ft)  
For identification only. Not to scale.  
© Fourwalls Group

 = Reduced head height below 1.5m

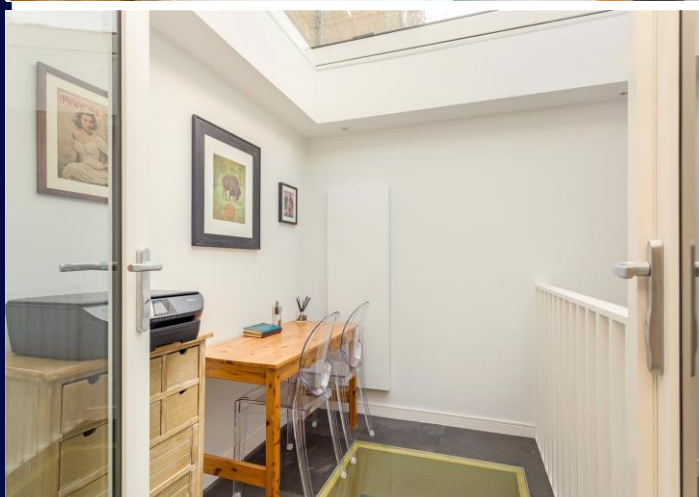


Lower Ground Floor

Ground Floor

First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 239312







**Hampstead**  
James Diaper  
jdiaper@savills.com  
**+44 (0) 20 7472 5000**

**savills.co.uk**

Important notice: Savills, their clients and any joint agents give notice that:  
1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20190809AYPT

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	69	
(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, Scotland & Wales		EU Directive 2002/91/EC