



An impressive five bedroom maisonette arranged over three floors

**Upper Park Road, Belsize Park, London, NW3**

£2,999,950 Share of Freehold

savills







**Open-plan kitchen • Reception room • Dining room  
• Two principal bedroom suites (one with dressing room)  
• Three further bedrooms • Guest cloakroom  
• Private garden**

### **About this property**

This delightful family home has been finished to an exceptional standard.

The first floor features a bright open-plan kitchen with a dining area and reception room. There is also a guest cloakroom on this floor. The doors in the kitchen open on to the stairs leading down to the beautiful private garden which is perfect for entertaining guests.

On the second floor, is the large principal bedroom with an adjoining dressing/shower room and a further double bedroom.

The third floor comprises another principal bedroom suite, two double bedrooms and a shower room.

The stunning accommodation is flooded with natural light and offers a generous amount of storage space throughout.

Viewings are highly recommended.





### Local Information

Upper Park Road was laid out for building during the 1850's as part of the grand building work of William Lund. Lund developed around eight acres of land around his own home, Haverstock Lodge ( on the site of today's Downside Crescent) that eventually became Haverstock Hill, Parkhill Road, Fleet Road, Lawn Road and Upper Park Road.

This road has been the home of many eminent residents including the author of Cold Comfort Farm, Stella Gibbons, poet WH Auden, actor Robin Hunter, artist Sir William Coldstream and painter, Gustave Girardot. Barbara Hepworth and Ben Nicholson had studios in the Mall studios off Tasker Road before moving down to St Ives.

This property is located approximately 0.3 miles from Belsize Park Underground (Northern Line) as well as the cafes and restaurants of Belsize Park. Hampstead Heath Overground is approximately 0.4 miles in distance offering services to South West London and Stratford.

### Tenure

Share of Freehold

### Local Authority

London Borough Of Camden

### Energy Performance

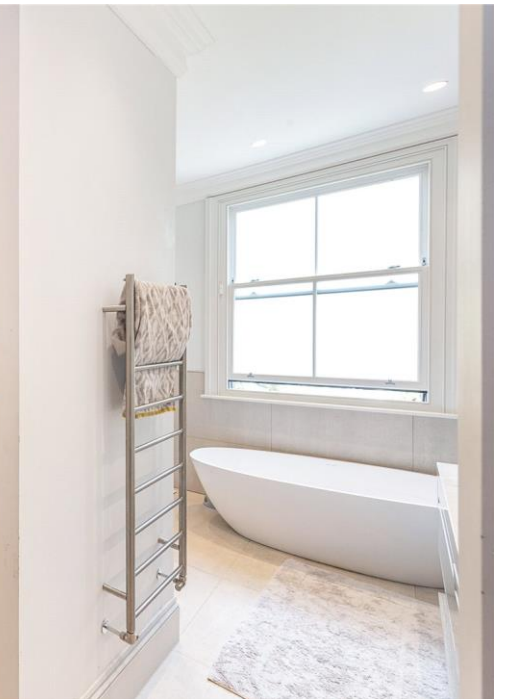
EPC Rating = C

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hampstead Office.  
Telephone:  
+44 (0) 20 7472 5000.





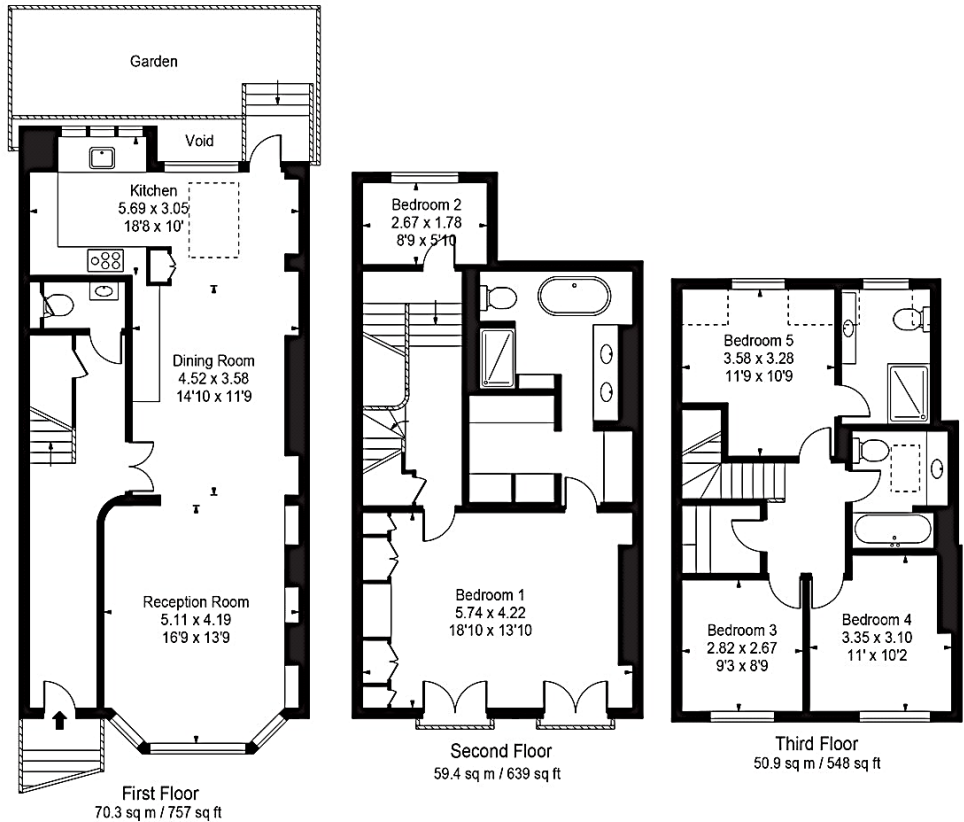


Upper Park Road, Belsize Park, London, NW3  
Gross Internal Area 1944 sq ft, 180.6 m²

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Upper Park Road  
Gross Internal Area(Approx)  
Total = 180.60 Sq m / 1944 Sq ft  
For Illustration Purposes Only - Not To Scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		

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