



AN IMPRESSIVE FAMILY HOME OVER ACROSS FIVE FLOORS.

STEELES ROAD, BELSIZE PARK, LONDON, NW3 4SH

Furnished, Part Furnished, Unfurnished, £2,500 pw (£10,833.33 pcm) + £285 inc VAT tenancy paperwork fee and other charges apply.*

Available from 03/02/2019



• 5 Bedrooms • 5 Bathrooms • 4 Receptions

- Period terrace house
- Fully fitted eat-in kitchen
- Good entertaining space
 - Private garden
 - Off street parking

• EPC Rating = E • Council Tax = H

Situation

Steeles Road is very well situated near Belsize Park tube and minutes from Hampstead High Street as well as Englands Lane and Primrose Hill. It is a good commute for Jubilee Line and for Northern Line too.

0.4 miles from Belsize Park tube (Northern Line)

0.7 miles from Swiss Cottage tube (Jubilee Line)

Description

An impressive family home over across five floors refurbished to an excellent standard. With circa 3600 square feet of living space accommodation comprises: four reception rooms; large fully fitted eat-in-kitchen; five double bedrooms (three en suite); two further bathrooms; private rear garden and off-street parking for one car. Situated in Hampstead Village and close to local amenities.

Energy Performance

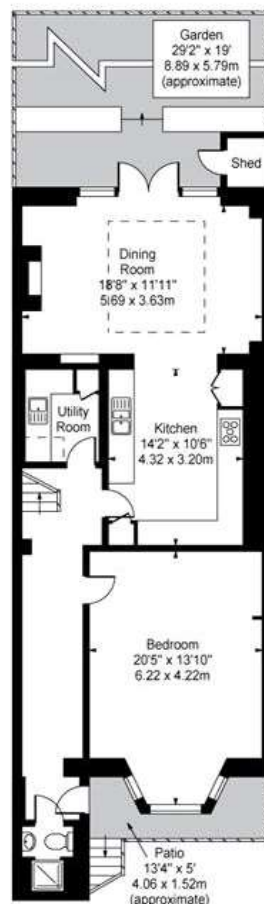
A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.



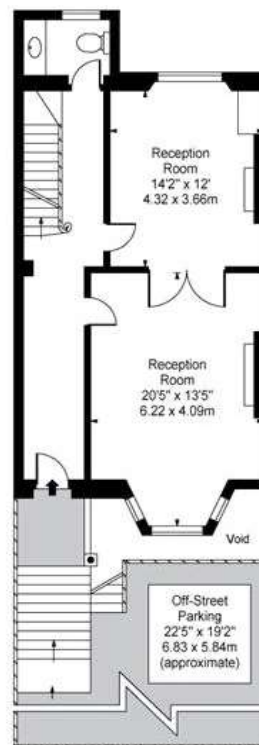
Steeles Road,
Belsize Park, NW3



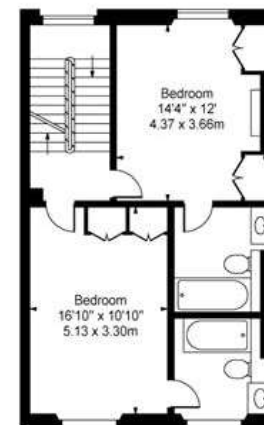
Lower Ground Floor



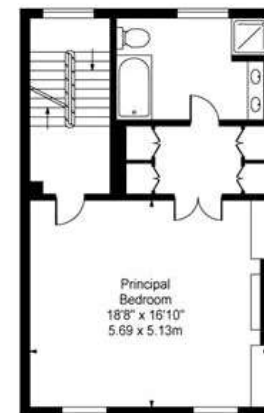
Third Floor



Raised Ground Floor



Second Floor

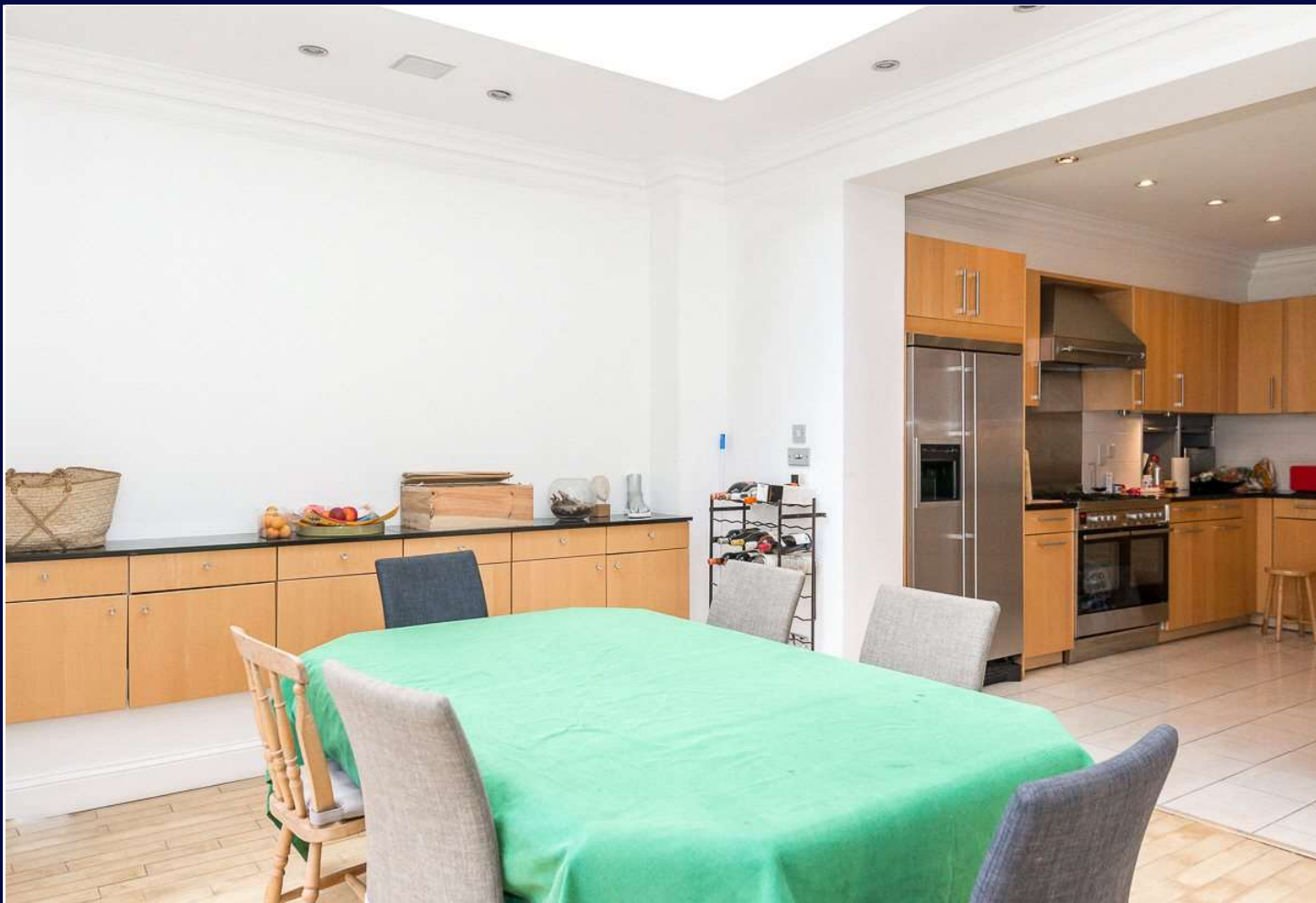


First Floor

Approx Gross Internal Area 3224 Sq Ft - 299.51 Sq M
 Approx Floor Area Including Restricted Heights 3235 Sq Ft - 300.53 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.20960

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Hampstead Lettings

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	57
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT). £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check in fee - charged at the start of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit - usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets - additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees. Please be advised that the local area may be affected by aircraft noise and/or planning applications. We advise you make your own enquiries. 20181206BEBY

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