

RIB

ROBERT IRVING BURNS



# BELSIZE CRESCENT

BELSIZE PARK NW3

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EXCEPTIONAL RESIDENTIAL INVESTMENT OPPORTUNITY

UNBROKEN FREEHOLD BLOCK FOR SALE

SUITABLE FOR OWNER OCCUPATION AND INVESTMENT

# EXECUTIVE SUMMARY

- Three luxury apartments spanning an entire attractive period property, arranged over lower ground, ground and three upper floors.
- Currently fully let on 3 ASTs, producing £103,200 pa. Full Vacant Possession is achievable in 2025.
- Strategically placed within the London village location of Belsize Park (Zone 2).
- The property benefits from excellent natural light and tasteful fittings throughout.
- 2,259 sqft / 209.87 sqm NSA.
- Offers are invited for the Freehold Interest.



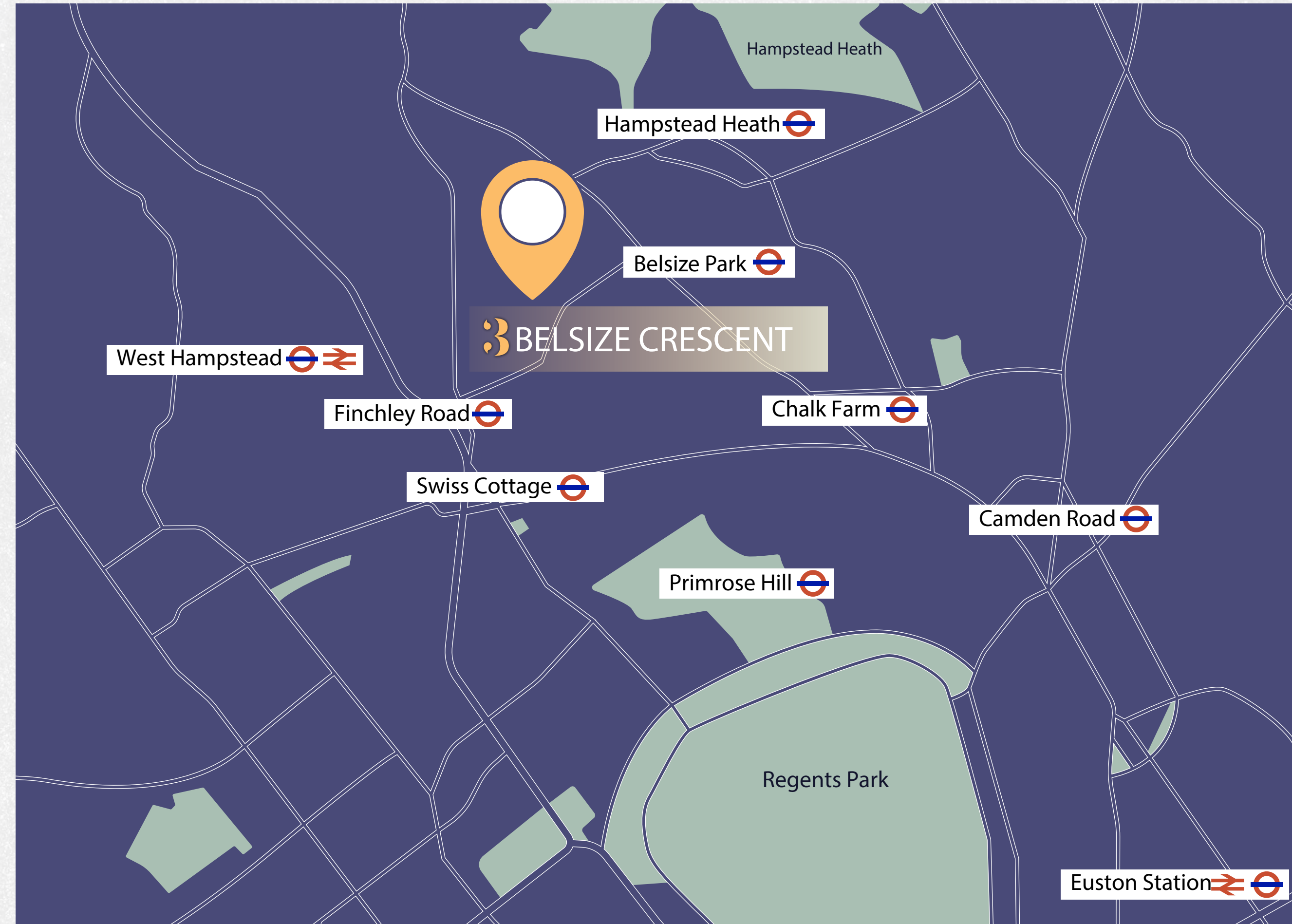
# LOCATION



Located on the south-west side of Belsize Crescent, this property enjoys a prime position near the picturesque shops and restaurants of Belsize Village. The area is known for its blend of luxurious residential properties, boutique offices, and local eateries.


Hampstead Heath, one of London's most iconic parks, is located 8-minutes' walk from the property and offers open green spaces and stunning panoramic views of the city from Parliament Hill.


Popular amenities within walking distance of the property include Everyman Cinema, Hampstead Theatre and London Zoo.



Within walking distance of Belsize Park are other charming districts, such as Primrose Hill, Hampstead, Swiss Cottage and Regents Park.



0.3 miles  
Belsize Park   
 5 min

0.5 miles  
Swiss Cottage   
 10 min

0.6 miles  
Hampstead Heath  
Overground Station   
 12 min

2.9 miles  
Kings Cross  
St Pancras Station   
 17 min

# BELSIZE VILLAGE & SURROUNDING



HAMPSTEAD HEATH



EVERYMAN CINEMA



HAMPSTEAD THEATRE



LONDON ZOO



BELSIZE PARK



BELSIZE VILLAGE

# DESCRIPTION

Fully renovated in 2016 (including the addition of a third unit by way of a mansard roof extension), this contemporary residential block offers three beautifully designed, self-contained flats. Each flat has been crafted to a high specification, maximising natural light throughout. The open-plan living and dining areas create a sense of spaciousness and warmth, making every home both inviting and comfortable.

The ground and lower ground floors comprise a two double bedroom split level apartment with an open plan kitchen/living area, two bathrooms and a separate wc. The first floor comprises a well-proportioned one-bedroom apartment with open plan kitchen/living area. The second and third floors comprise a two double bedroom duplex apartment with two bathrooms and a separate WC.

# TENURE

The asset is held Freehold, under Title Number: LN118324

# TENANCY & ACCOMMODATION

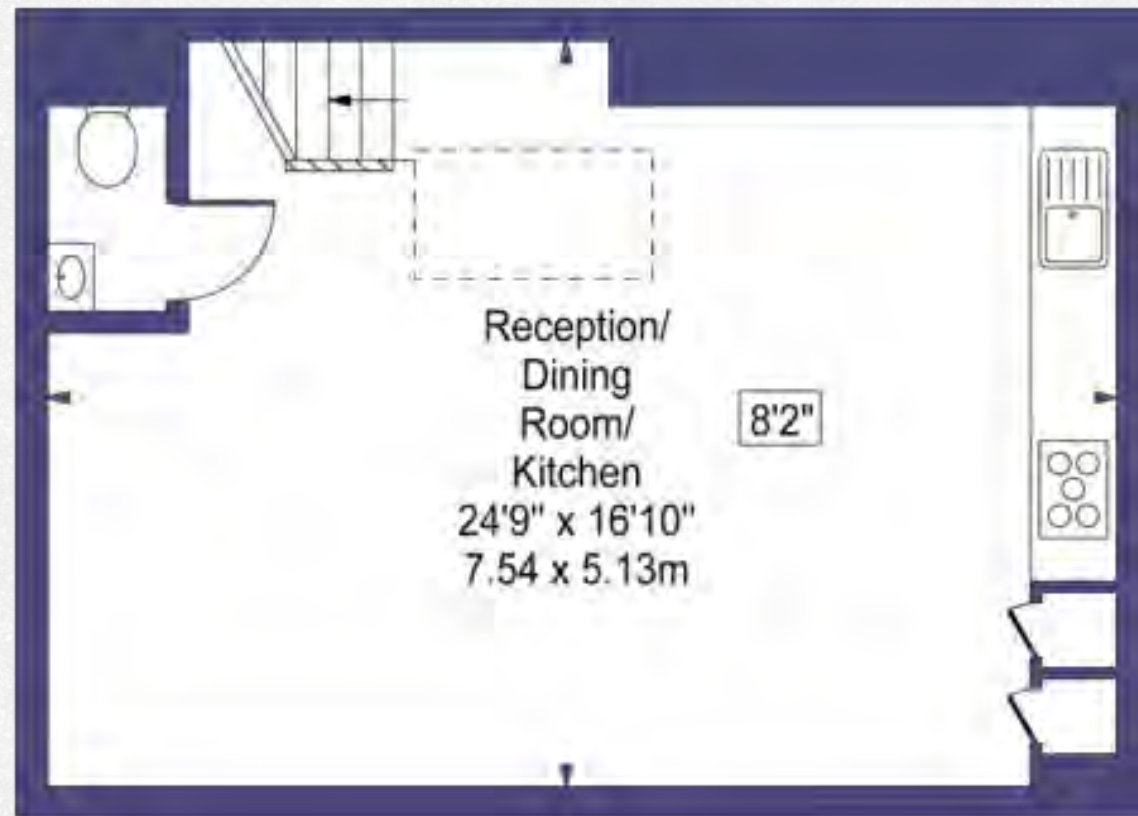
UNIT	TENANT	LEASE START	LEASE END	BREAK	RENT (PCM)	RENT (PA)
Flat A	Private AST	24/09/2024	23/09/2025	23/05/2025	£2,750	33,000
Flat B	Private AST	14/09/2024	13/09/2027	13/09/2025	£2,600	31,200
Flat C	Private AST	20/03/2024	19/03/2026	19/03/2025	£3,250	39,000
TOTAL					£8,600	103,200

PROPERTY	UNITS	NSA (SQ.FT)	NSA (SQ.M)
Ground / Lower Ground	2-Bed	827	76.83
1st Floor	1-Bed	506	47.01
2nd & 3rd Floors	2-Bed	926	86.03
TOTAL		2,259	209.87

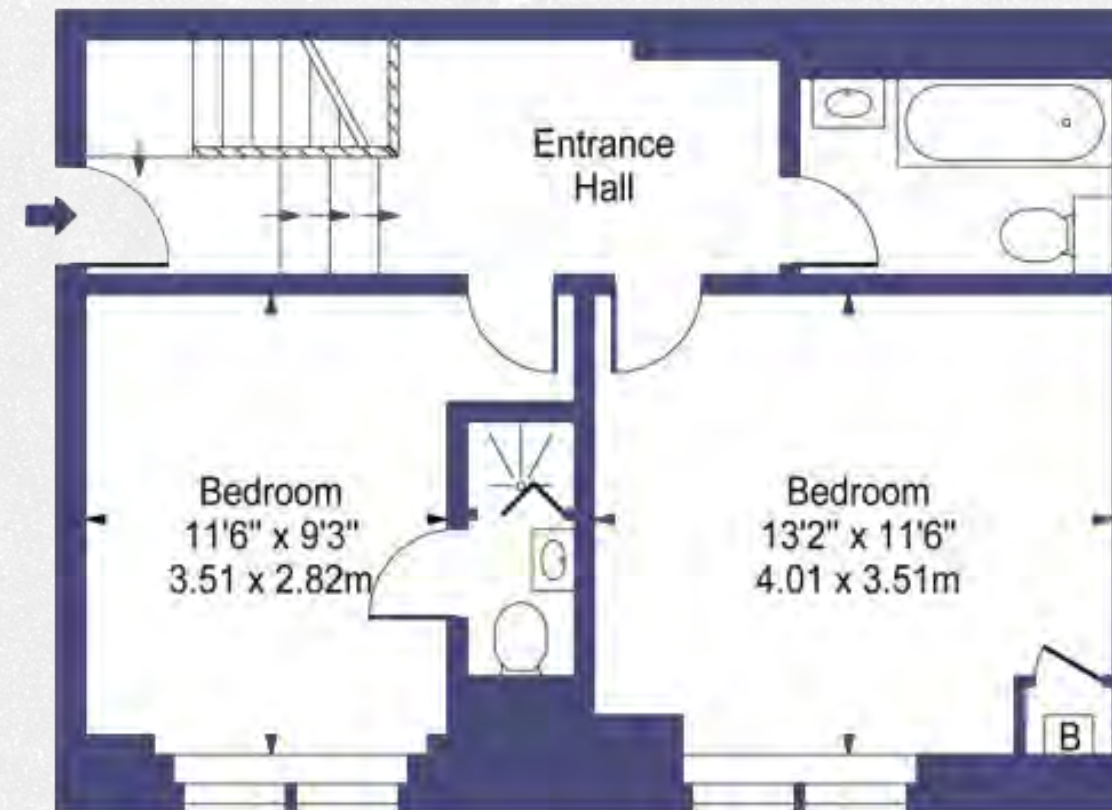
The above information is indicative and all interested parties should verify this as part of their due diligence.

# FLOOR PLANS

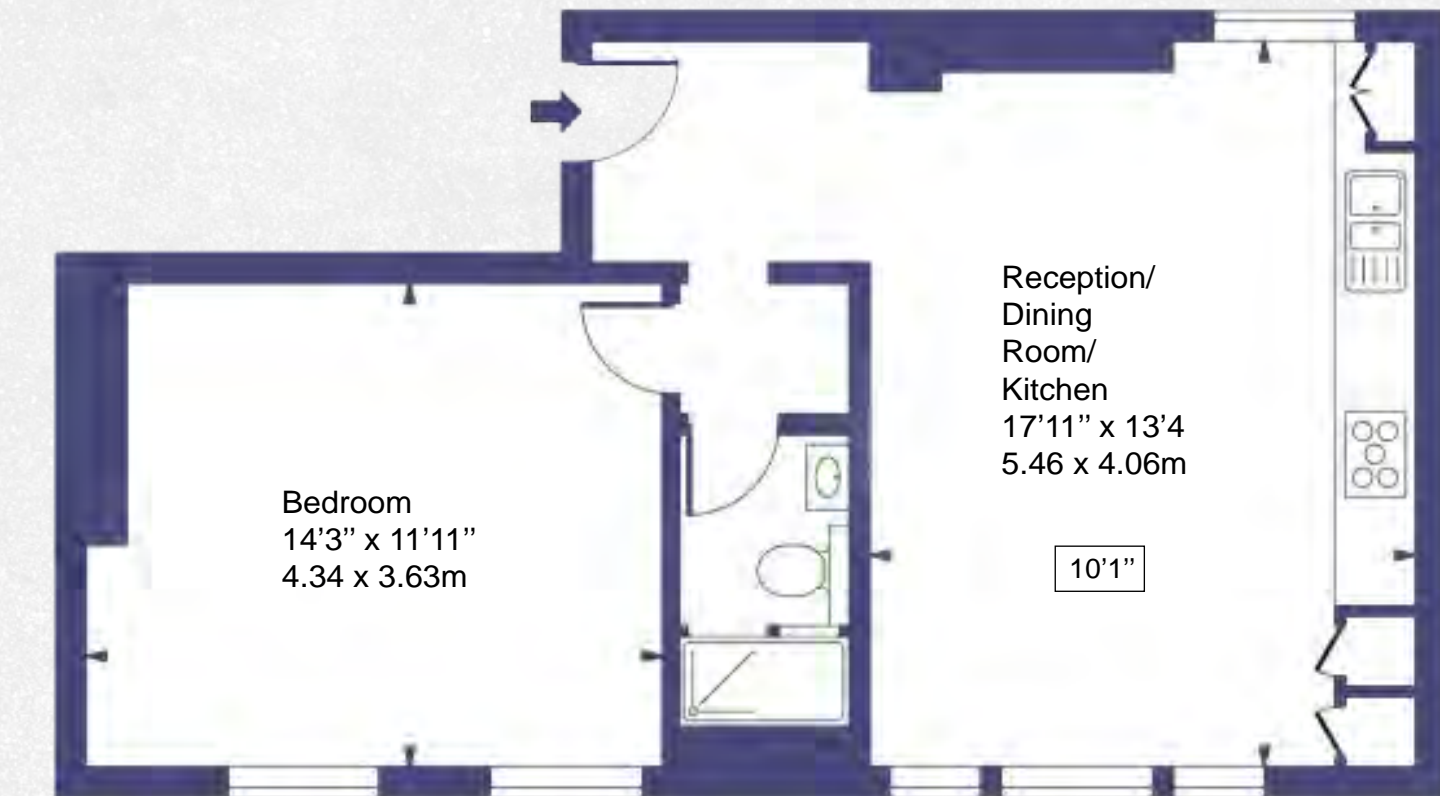
Not to scale.



Lower Ground Floor



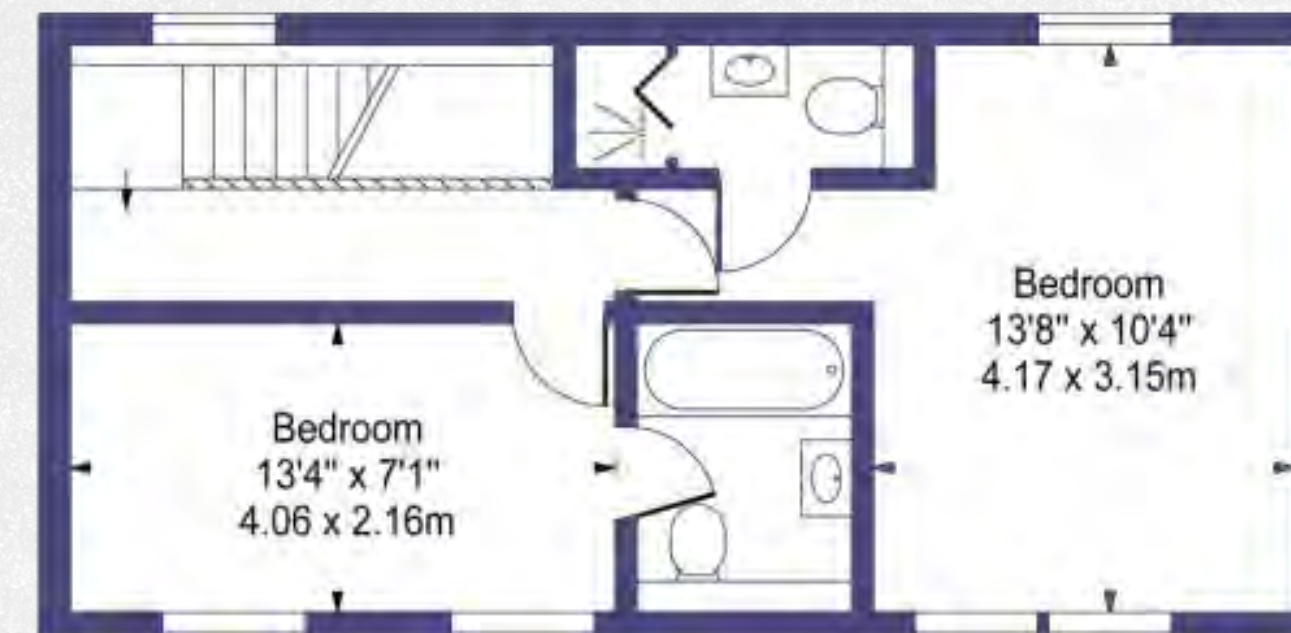
Ground Floor



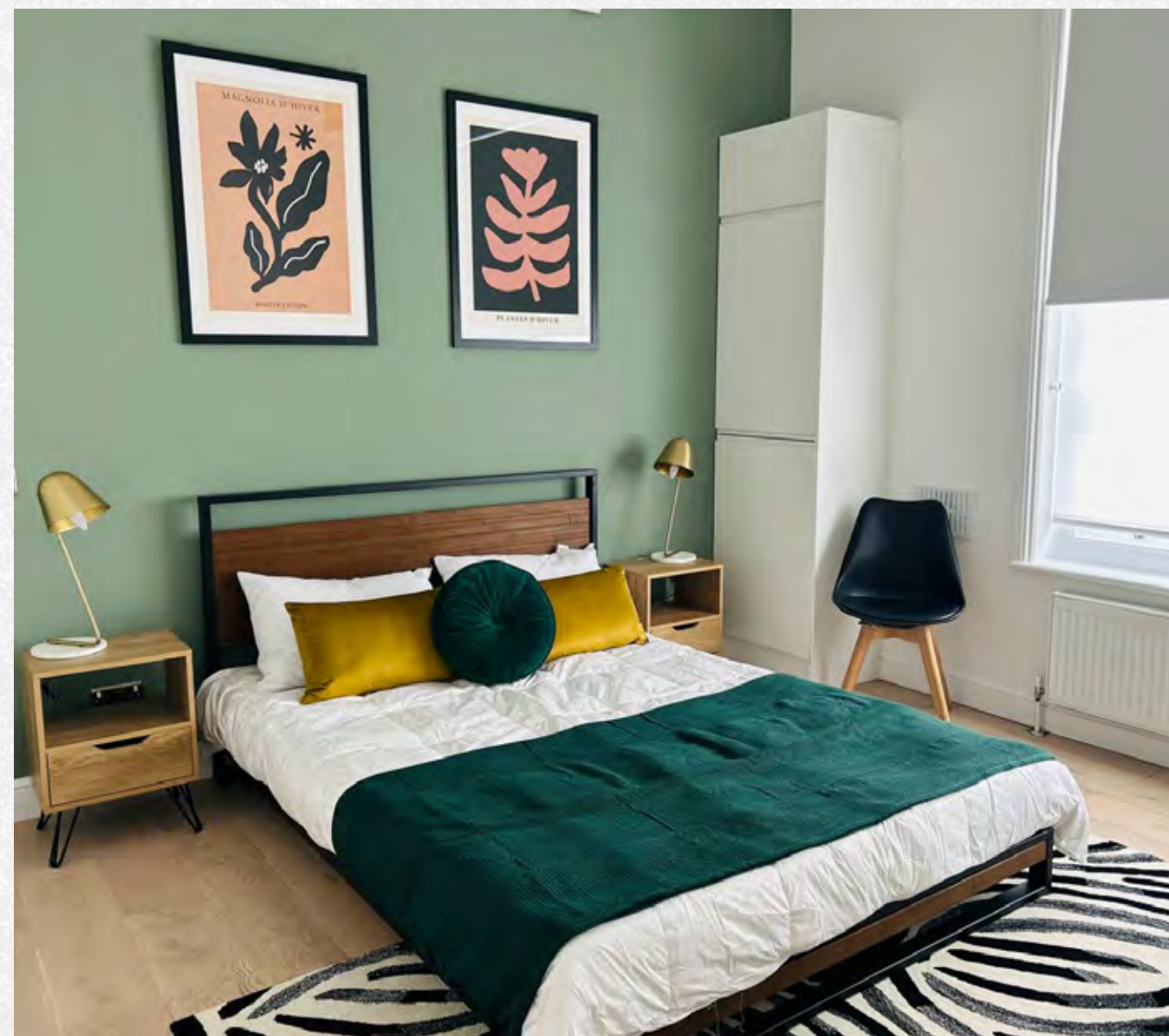
First Floor



Second Floor



Third Floor



## PRICE

Offers are invited for the Freehold Interest.

## ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

## EPCs

Available on request.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.  
September 2024.

## CONTACTS

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