



## **GLENMORE ROAD** **BELSIZE PARK, NW3**



An elegant Edwardian family house with an abundance of original period features, located at the heart of Belsize Bark.

The house comprises around 3,265 sq ft with spacious and bright accommodation throughout and has a south-east facing garden to the rear.

On the ground floor there is a beautiful, tiled entrance hall with an ornate staircase, a shaker-style kitchen connected to a large dining room, and a Drawing room with doors leading out to the garden. On the lower floor there is a Family room with a 2<sup>nd</sup> kitchen and shower room, making this floor self-contained if required, with a separate entrance door to the front.

Upstairs there are 6 Bedrooms and 4 bathrooms, with the house having been extended into the loft.

Glenmore Road is ideally located between Glenilla Road and Haverstock Hill at the hub of Belsize Park, where a multitude of cafes, restaurants, a cinema, and importantly Belsize Park tube station (Northern Line) can be found. Hampstead Heath and Primrose Hill are close by.

**GUIDE PRICE £3,850,000**

**FREEHOLD**



**ACCOMODATION & AMENTIES**

**TILED ENTRANCE HALL, 6 BEDROOMS, 5 BATHROOMS/SHOWER ROOMS, DRAWING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, 2<sup>ND</sup> KITCHEN, TV/FAMILY ROOM, SOUTHEAST FACING GARDEN, UTILITY ROOM, SEPARATE ENTRANCE TO LOWER GROUND FLOOR WHICH CAN BE USED AS A SELF-CONTAINED FLOOR IF REQUIRED  
COUNCIL TAX: BAND G, EPC RATING: D**





# Glenmore Road, NW3

Approximate Gross Internal Area = 3193 sq ft / 296.6 sq m  
( Excluding Reduced Headroom / Eaves )  
Reduced Headroom / Eaves = 72 sq ft / 6.7 sq m  
Total = 3265 sq ft / 303.3 sq m



Third Floor

Second Floor

First Floor

Ground Floor

Lower Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID897587)









