A BRIGHT AND SPACIOUS 2 BEDROOM APARTMENT SET ON THE FIRST FLOOR OF A DETACHED VICTORIAN HOUSE

BELSIZE PARK, LONDON, NW3

Guide Price £1,250,000 - Share of Freehold
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Reception room/ kitchen • master bedroom suite • further bedroom • further family bathroom • terrace

- EPC Rating = D
- Council Tax = F

Situation
Merton Rise is conveniently located from the fashionable shops and cafes of England’s Lane, Swiss cottage and Belsize Park underground station and the open spaces of Primrose Hill Park.

Description
This modern apartment has been refurbished to a high specification throughout and benefits from high ceilings, wood floors and a large south west facing terrace.

The accommodation comprises of a spacious open plan living room kitchen area fitted with an Italian kitchen, that offers exposure to brick work and metal beams, giving it an industrial chic look. There is also a large master bedroom suite, a further bedroom and further family bathroom.

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

Viewing
Strictly by appointment with Savills.
Merton Rise, NW3
84 sq m (901 sq ft)
For identification purposes only. Not to scale
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Energy Efficiency Rating

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<th>Current</th>
<th>Potential</th>
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<tbody>
<tr>
<td>Very energy efficient - lower running costs</td>
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<tr>
<td>(92+)</td>
<td><strong>A</strong></td>
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<td>(81-91)</td>
<td><strong>B</strong></td>
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<td>(69-80)</td>
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<td>(55-68)</td>
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<td>(39-54)</td>
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<td>(21-38)</td>
<td><strong>F</strong></td>
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<td>(1-20)</td>
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Not energy efficient - higher running costs

England, Scotland & Wales

EU Directive 2002/91/EC

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