Upper Park Road, NW3  £1,450,000  Share of Freehold
Description

A spacious and immaculately presented three bedroom apartment with private front and rear gardens occupying the entire ground floor of this elegant semi detached Victorian house. Accessed via a private entrance the apartment provides over 1300 sq ft and benefits from an impressive 20’ reception room with wood burning stove, generous modern kitchen, two bathrooms and wood floors throughout. A particular feature is the 65’ private west facing tiered patio and rear garden. Upper Park Road is a quiet and charming residential street located in the heart on Belsize Park just a short walk from the shops and restaurants of Haverstock Hill and Belsize Park underground station. The wide open spaces of Hampstead Heath are also within easy walking distance.
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

**Internal Area:**

1,330 sq ft / 123.56 sq m

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**Floor Plan:**

- **Upper Park Road, NW3**
- **Approx. Gross Internal Area**: 1,330 sq ft - 123.56 sq m
- **Reduced Headroom**: 30 sq ft + 2.79 sq m
- **Total Excluding Reduced Headroom**: 1,300 sq ft - 120.77 sq m

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**Energy Efficiency Rating**

- **Rating**: D
- **Current**: 64
- **Potential**: 79

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*As Defined by RICS - Code of Measuring Practice & International Floorplans.*
Tel 0044 117 3499558
www.rics.org