





“The floor-to-ceiling bay windows fold back completely and the reception room gets some great sun, it can sometimes feel more like our own private roof terrace than part of the reception room”

We bought Belsize Grove back in the summer of 2018. We moved from a busy and bustling location in Zone 1, and craved some greenery! Belsize Park definitely fits the bill, with both Primrose Hill and Hampstead Heath close by you are spoilt for choice.

Anyone that visits the apartment is blown away by the ceiling height and the west-facing floor to ceiling windows, we certainly were too. Within the first few minutes of viewing, we knew this was the place for us.

One of our favorite things is entertaining and cooking for friends and family, so the open plan kitchen and reception room is our favourite room. It's subtly

divided by a breakfast bar providing some separation, but taking nothing away from the feeling of space and light.

The floor-to-ceiling bay windows fold back completely and the reception room gets some great sun, it can sometimes feel more like our own private roof terrace than part of the reception room. Our dining table fits perfectly into the bay window and summer dinner parties watching the sun set are just perfect!

The master bedroom also has a floor-to-ceiling bay window with the same aspect as the reception room. There are three large built-in cupboards covering a whole wall of the master bedroom.

We need lots of storage so have made use of all the available space in the hallway and built in clever storage. The spare bedroom is great for guests and also has lots of much needed storage.

We fully refurbished the bathroom in 2019 in a dramatic monochrome design, with matt black fittings from Lusso Stone.

England's Lane is a couple of minutes walk, and there are lots of great cafes, bakeries and restaurants on the street including Sable D'or and Grain, stand-out favourites. There are also some great independent shops along Englands lane, including a hair salon, bike shop, butchers, green grocers & dentist. You really do have everything you need.

Primrose Hill is just ten minutes away, which is a great spot for a weekend stroll and Greenberry is a popular option for brunch if you get peckish. Something not to miss is the Primrose Hill farmers market every Saturday, it gets pretty busy, so make sure you arrive to avoid the queues.

There is an Everyman 'single screen' Cinema on Haverstock Hill which tends to show art-house or old classics rather than the latest box office hits. For more culture the famous Hampstead Theatre is also very close on Eton Avenue.

Belsize Park Station is a few minutes walk and from there you can take the Northern line to the city is approximately 16 minutes and getting to the West End takes approximately 11 minutes.

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Belsize Grove NW3

£1,000,000

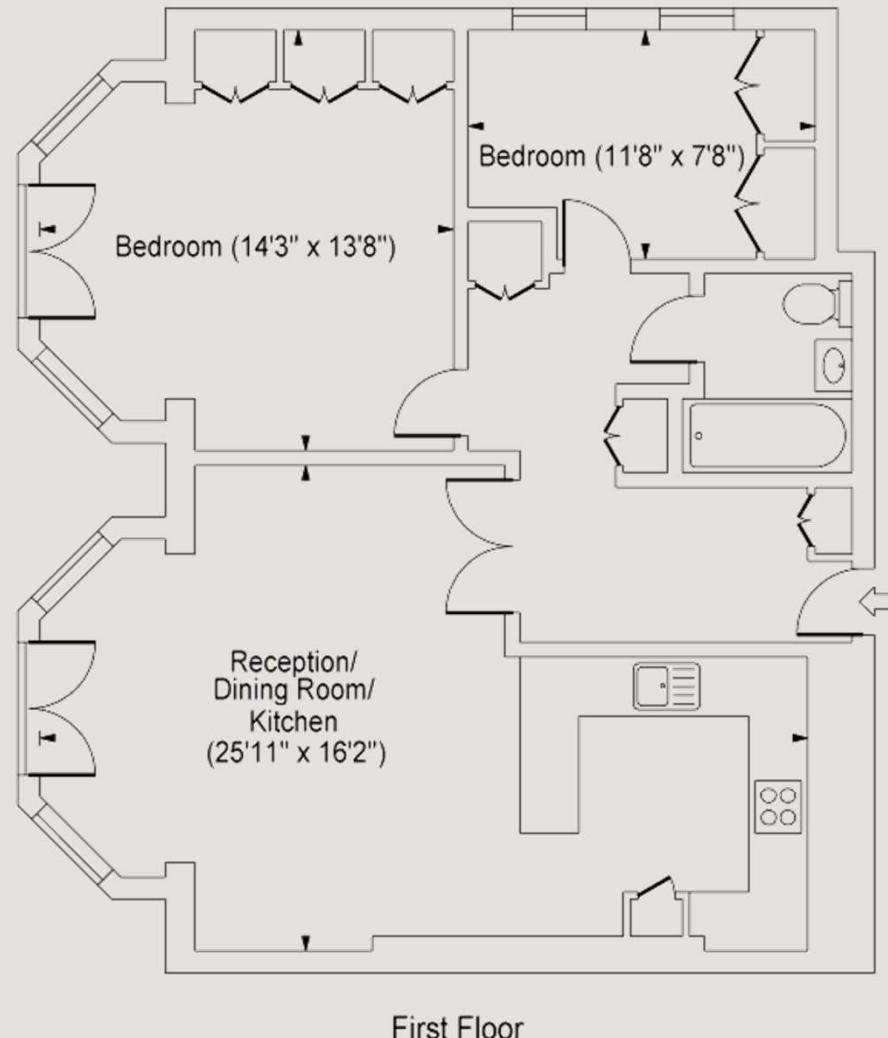
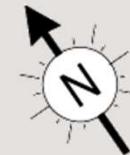
SHARE OF FREEHOLD
SERVICE CHARGE - £3,000 PA (APPROX)
GROUND RENT - £100 PA
COUNCIL TAX BAND F

- Two Bedrooms
- One Bathrooms
- High Ceilings
- Floor to ceiling Windows
- West Facing
- Off Street Parking
- Close to Belsize Park & Primrose Hill

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**Story
of Home**

Belsize Grove



First Floor

Approx Gross Internal Area **777 Sq Ft - 72.19 Sq M**

For Illustration Purposes Only - Not To Scale

Every attempt has been made to ensure the accuracy of this floor plan however measurements are approximate and for illustration purposes only.

Measured in accordance with the RICS code of measuring practice. Not to scale.