

# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

**Belsize Grove, Belsize Park, NW3**  
**Price £4,000 pcm - To Let**



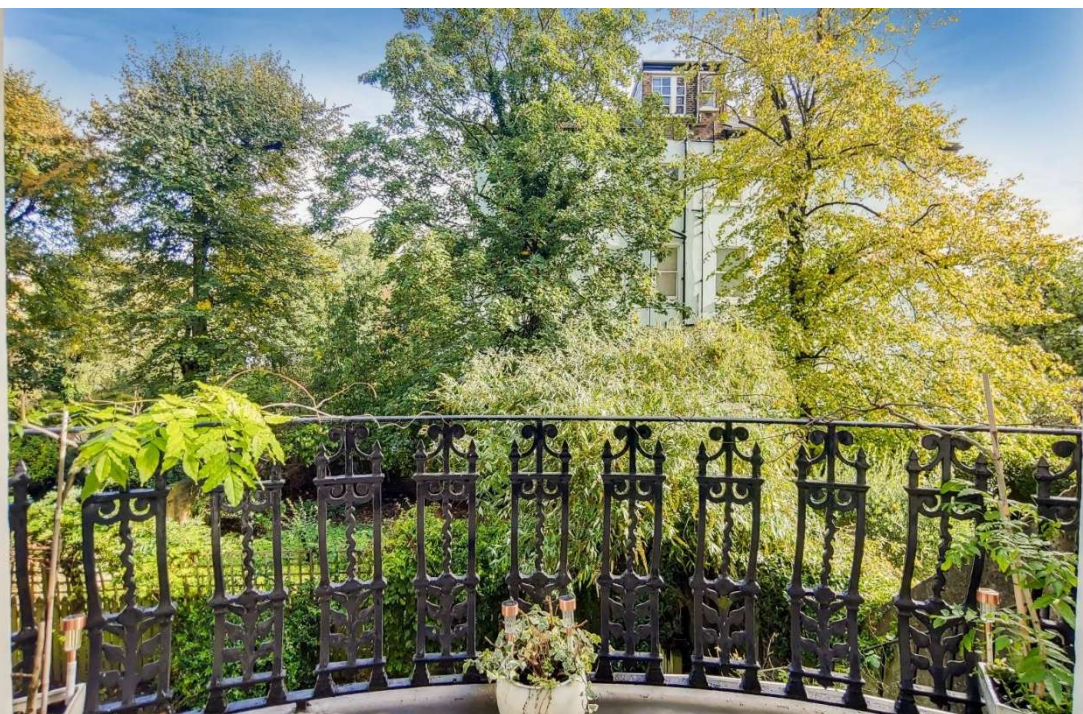
An extremely spacious two bedroom apartment occupying the raised ground floor of this grand period conversion with a private garden situated within close walking distance to Belsize Park Underground Station. Flooded in natural light and boasting an array of period features throughout, the accommodation comprises a large reception room, separate kitchen, two large double bedrooms and two bathrooms. Externally the property benefits from a south-east facing balcony with steps leading down to a private section of garden. The property has gas central heating, fibre broadband is available and there is street CPZ parking available. It's conveniently located within close walking distance to the multiple amenities on offer in Belsize Park.

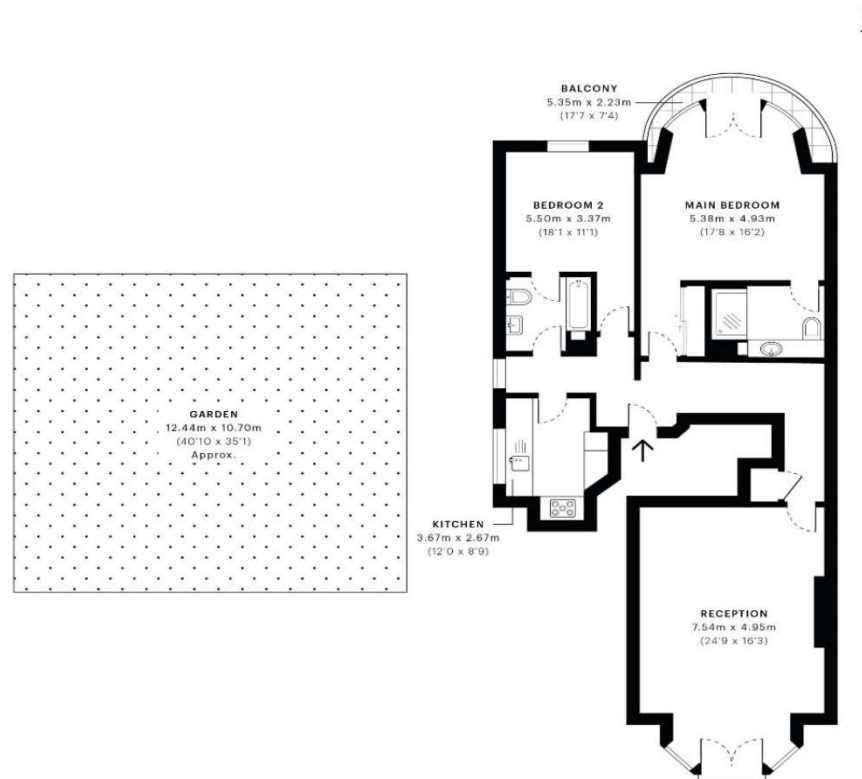
Please note that £4,000 per calendar month is the equivalent of £923.08 per week

Council Tax: Camden Band G

Tenancy Term: 12 months or longer

Approx. Floor Area: 1291 sqft (119.94 sqm)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		79
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor	First Floor
<p><b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property</p> <p>120.00 sqm / 1291.67 sqft</p> <p><b>NET INTERNAL AREA (NIA)</b> Excludes walls and external features Includes washrooms, restricted head height</p> <p>112.51 sqm / 1211.05 sqft</p> <p><b>EXTERNAL STRUCTURAL FEATURES</b> Balconies, terraces, verandas etc.</p> <p>6.95 sqm / 74.81 sqft</p> <p><b>RESTRICTED HEAD HEIGHT</b> Limited use area under 1.8 m</p> <p>0.00 sqm / 0.00 sqft</p>	<p>Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.</p> <p>IPMS 3B RESIDENTIAL 125.83 sqm / 1354.42 sqft IPMS 3C RESIDENTIAL 119.90 sqm / 1290.59 sqft</p> <p>spec id: 5f731dcb6b3ef0da7b98208</p>





