



## Ormonde Court, Belsize Park, NW3



2 Bedroom



1 Reception



2 Bathroom



Garden

**£1,200,000**

Belsize Grove is situated in this enviable residential locality within a few hundred metres of shopping & transport facilities on Haverstock Hill with its numerous cafes & patisseries. Belsize Park Underground Station (Northern Line) is also nearby.

### Accommodation Comprises:

2 Bedrooms, Bathroom, En Suite Shower Room, Open Plan Kitchen/Reception Room.

### Bedroom 1

Windows towards Belsize Grove, one wall fitted with wardrobe cupboards, wall light points.

### Features

- ✓ Belsize Conservation Area
- ✓ West Facing Sunny Aspect
- ✓ Double Glazed Windows
- ✓ Communal Garden
- ✓ 4th (top) Floor Flat
- ✓ Share of Freehold
- ✓ Passenger Lift

**En Suite Shower Room**

Beautifully designed oversized shower cubicle with terracotta tiled floor, overhead rainstorm shower & handheld shower, low level w/c, bespoke vanity unit with a his & hers shared sink unit with built in mixer taps, marble splashback, mirror fronted medicine cabinet over, tiled walls, tiled floor, heated towel rail, extractor fan.

**Bedroom 2**

Arch shaped window, views towards Belsize Grove.

**Bathroom**

3-piece white suite comprising tiled panelled bath with mixer tap & shower attachment, shower screen, low level w/c, pedestal wash hand basin, heated towel rail, extractor fan, laminate flooring.

**Open Plan Kitchen/Reception Room**

Accessed via double doors from hallway.

**Kitchen Area**

Large sink unit with mixer tap & drainer, full length black granite work surfaces, range of white drawer & cupboard storage units, storage shelves, Neff 4 ring gas hob, matching oven & grill under, chimney extractor above, integrated Bosch dishwasher, door to balcony/fire escape (not demised).

**Reception Area**

Ample eaves storage, utility storage housing washing machine, windows over Belsize Grove.

**Price:** £1,200,000 Share of Freehold

**Lease:** 964 years unexpired (Approx.)

**Service Charge:** £6000 p.a.(Approx.) includes sinking fund.

**EPC Rating:** E

**Council Tax Band:** G