



Crossfield Road, Belsize Park, London NW3 . | £850,000

- Garden Flat
- Wired Outhouse
- Full of Character
- Beautifully Presented

- Great Transport Links
- Long Lease

"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

Located on an attractive residential street, nestled in the peaceful Belsize Park area, conveniently located for Swiss Cottage Station (Jubilee Line) and Belsize Park Station (Northern Line) is this well-presented 2 bedroom garden flat.

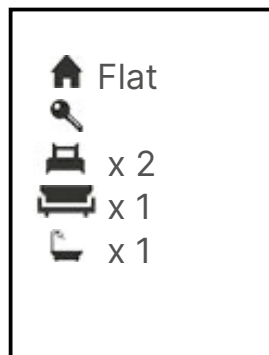
Comprising of a double-aspect reception & dining room, with light-flooding feature skylight and marble-effect floor. A fully-integrated, modern kitchen, Two double bedrooms, a stylish dark-wood family bathroom and separate WC. Boasting a fabulous garden, with an abundance of mixed green and terrace space and finally a fully wired, mixed-used outhouse.

On your doorstep you have an abundance of necessary amenities, as well as boutique shops and Cafe's, in the fantastic and full of character, Belsize Park, NW3.



Oliver Kent

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"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"



"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."



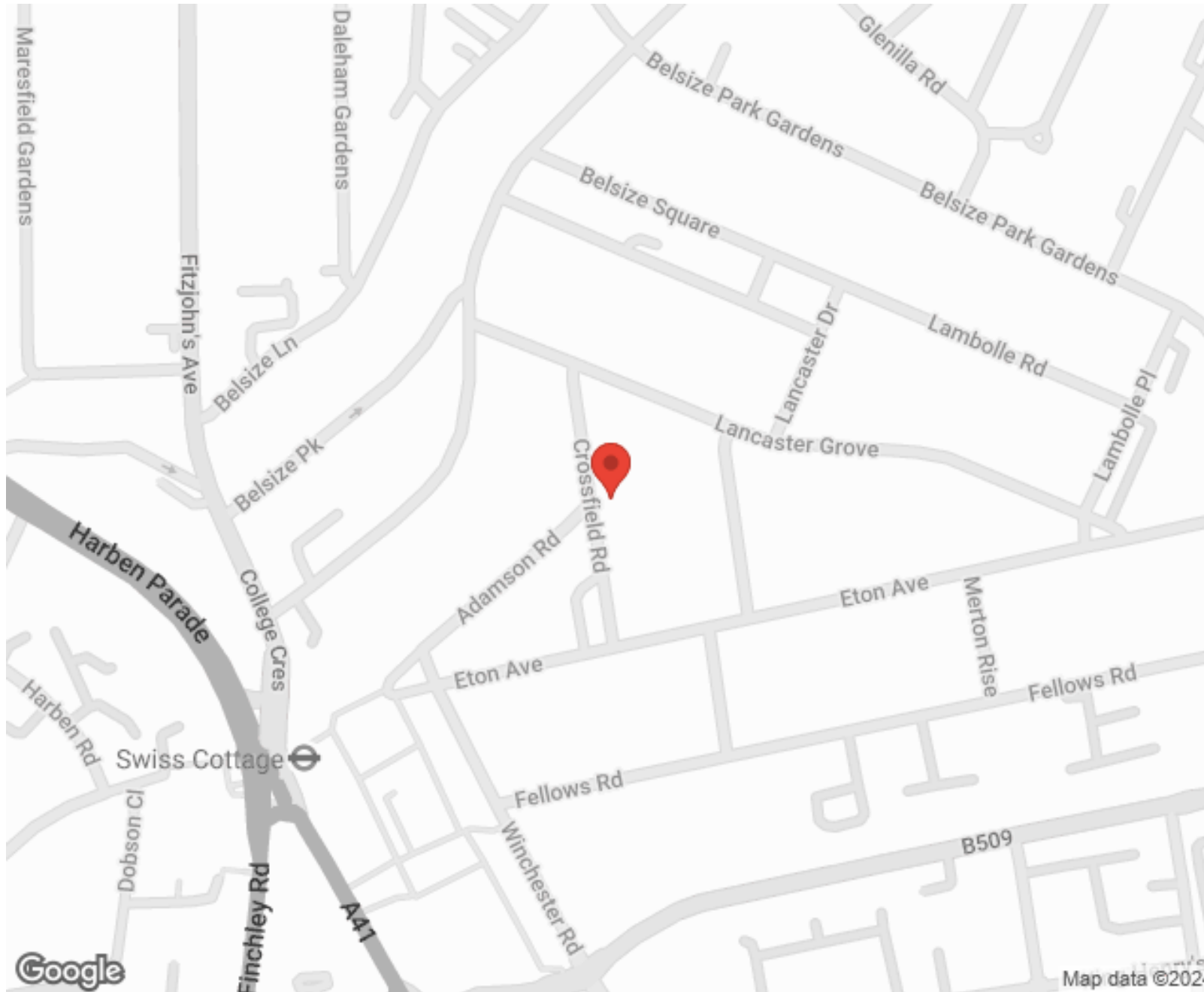
"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."



**MORE INFO, PICTURES,
CONTACT ON
OUR WEBSITE**



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Crossfield Road, NW3


Approximate Gross Internal Area = 957 sq ft / 88.9 sq m

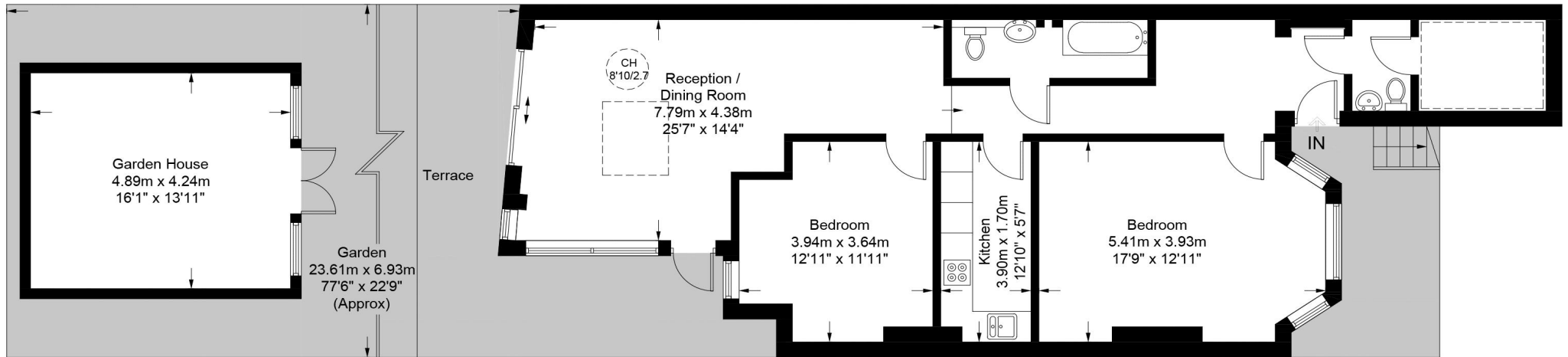
(Excluding Reduce Headroom)

Garden House = 224 sq ft / 20.8 sq m

Reduce Headroom = 46 sq ft / 4.3 sq m

Total = 1227 sq ft / 114 sq m

 = Reduced headroom below 1.5m / 5'0



Lower Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID713879)