

Crossfield Road

Belsize Park, London NW3

WAYNE & SILVER



The Property

Set within a well-maintained period house in the heart of NW3, this beautifully arranged apartment offers 587 sq ft of stylish living space, thoughtfully designed to combine comfort, practicality and contemporary finish.

The property opens into a bright and spacious reception room, where full-height doors draw in excellent natural light and lead directly out to a generous private terrace, creating an ideal setting for relaxing or entertaining. The living area is connected with a sleek modern kitchen, fitted with integrated appliances, quality fittings and a smart, functional layout.

Both bedrooms are well proportioned with the principle bedroom featuring an en-suite bathroom and 2nd bedroom enjoying access to the terrace. Further highlights include elegant flooring, excellent storage, refined finishes throughout and access to a tranquil communal garden.

Perfectly positioned on a quiet, leafy street in Belsize Park, the apartment offers a calm residential setting while remaining exceptionally well connected. Swiss Cottage Station, served by the Jubilee Line, is approximately 0.2 miles away, while Belsize Park Station on the Northern Line is approximately 0.7 miles away on foot. The area is also home to an excellent selection of local cafés, restaurants, shops and green spaces, with Belsize Park known for its village atmosphere, attractive surroundings and easy access into central London.

All times and distances are approximate

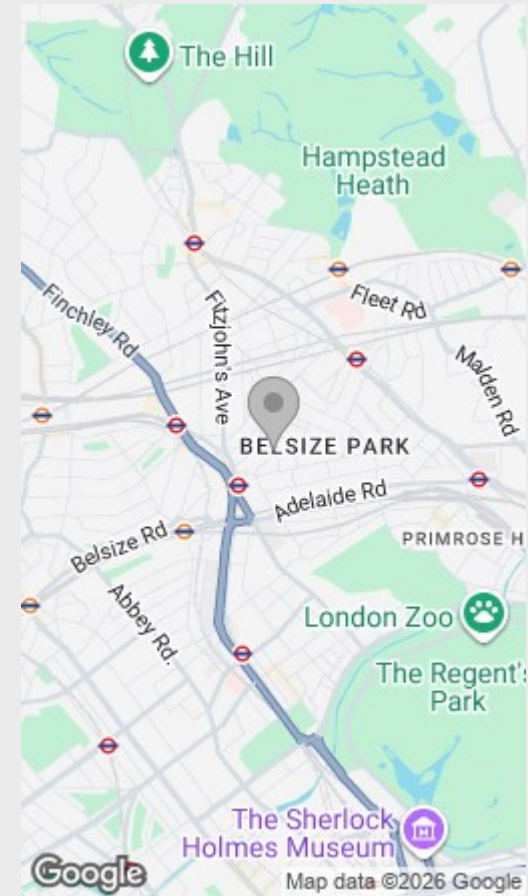
Key Features

- 2 bedrooms
- 2 bathrooms
- Private terrace
- Raised ground floor





Location





WAYNE
& SILVER

Crossfield Road

£725,000

BEDROOMS

2

BATHROOMS

2

INTERNAL

587.00 sq ft

EPC

C

LOCAL COUNCIL

Camden

TAX BAND

G

TENURE

Share of

5 1 1 1



Floorplan & EPC

£725,000

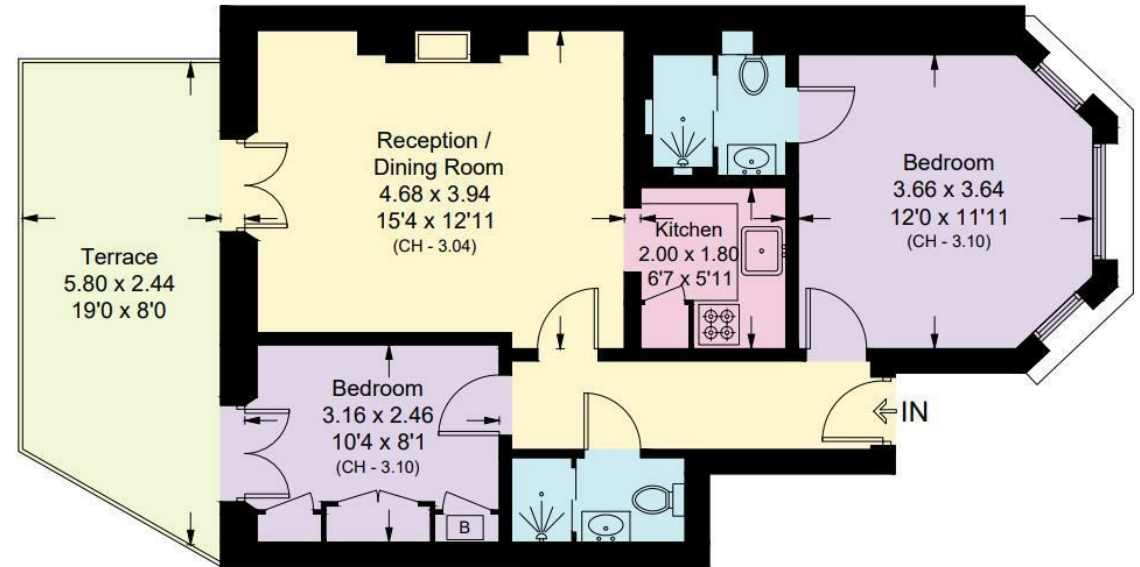
IMPORTANT INFORMATION

Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**WAYNE
& SILVER**

Crossfield Road, NW3

Approximate Area = 54.5 sq m / 587 sq ft



Raised Ground Floor

Approximate Area = 54.5 sq m / 587 sq ft

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WAYNE & SILVER

41 Heath Street
Hampstead
London
NW3 6UA

We would be delighted to tell you more
020 7431 4488
info@wayne-silver.com

wayne-silver.com

Important Notice: Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.