

## Belsize Avenue, W13

A rare opportunity to purchase a two-bedroom freehold house on this popular residential road which is just a short stroll to Northfields Tube station and Lammas Park. The property comes with a lot of potential to extend STPP.

In brief the property comes with two double bedrooms, separate front reception, second large open dining/reception leading down to kitchen area, a family sized bathroom and a large private southerly facing garden.

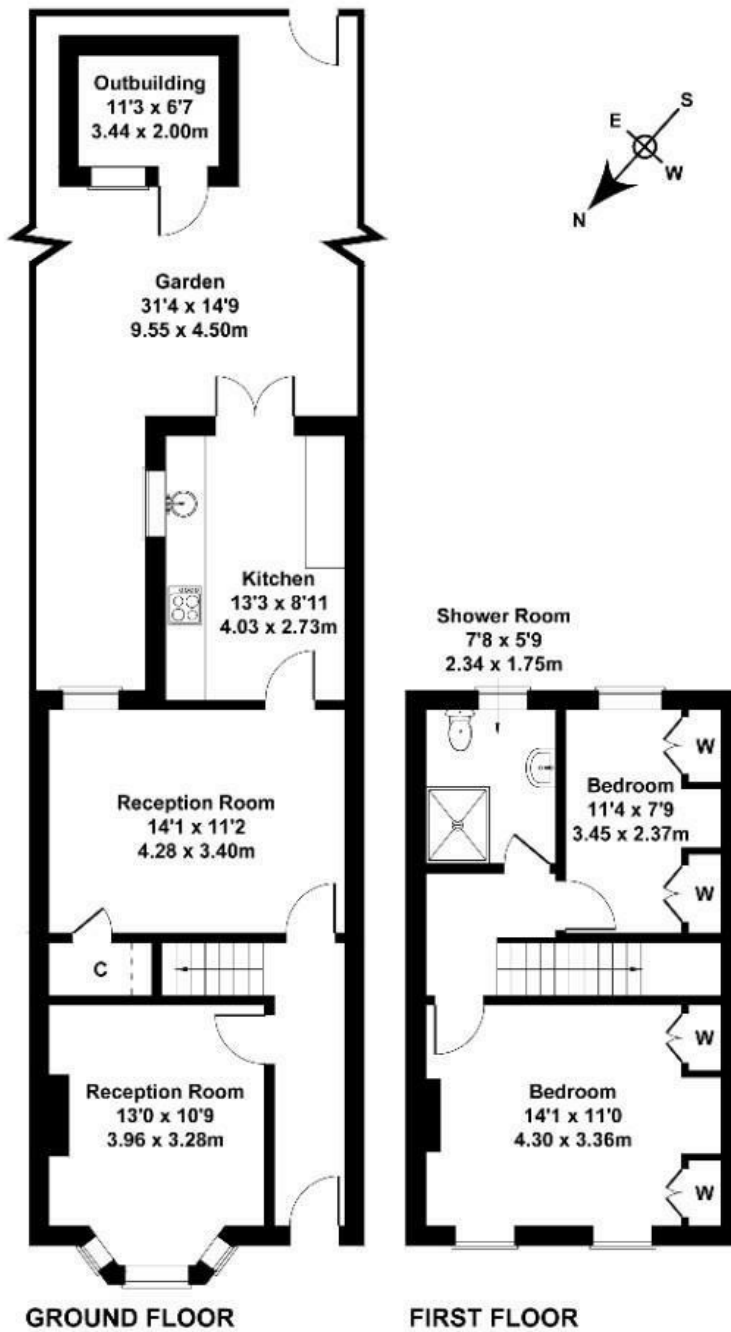
The property is a probate sale which has been granted and comes with no onward chain.

£739,950

- Two bedrooms
- Local schools
- Southerly facing garden
- Short stroll to Northfields Tube station
- Potential to extend STPP
- Quiet residential road in heart of Northfields

# Belsize Avenue

Approximate Gross Internal Area  
893 sq ft - 83 sq m  
(Excluding Outbuilding)



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	