



Lawn Road | London | NW3

Offers in excess of £1,000,000 | Leasehold

 3  2  1  B

ADN
RESIDENTIAL

An exceptional three double bedroom, two bathroom apartment occupying the fifth floor of a modern purpose-built block with lift, ideally positioned in the heart of Belsize Park, NW3.

The standout feature of this impressive home is the superb private wraparound roof terrace, measuring approximately 48' x 40', offering far-reaching views and an outstanding space for entertaining and outdoor living.

The accommodation is entered via a generous hallway leading to a bright reception room with a bespoke German kitchen fitted with Miele appliances, together with French doors opening directly onto the terrace. The principal bedroom benefits from custom-built storage and a contemporary en-suite shower room, with two further double bedrooms and a stylish family bathroom completing the accommodation.

Further features include wooden flooring throughout, double-glazed windows and excellent natural light.

Tenure: Leasehold - 239 Years Remaining
Service Charge: £4,200 Per Annum
Ground Rent: £800 Per Annum

- 48" x 40" Wrap Around Terrace
- Two Bathrooms
- Open Plan Kitchen/Reception Room
- Wooden Flooring
- Three Bedrooms
- High Specification
- Double Glazed Windows Room

Council Tax Band: F
EPC: B

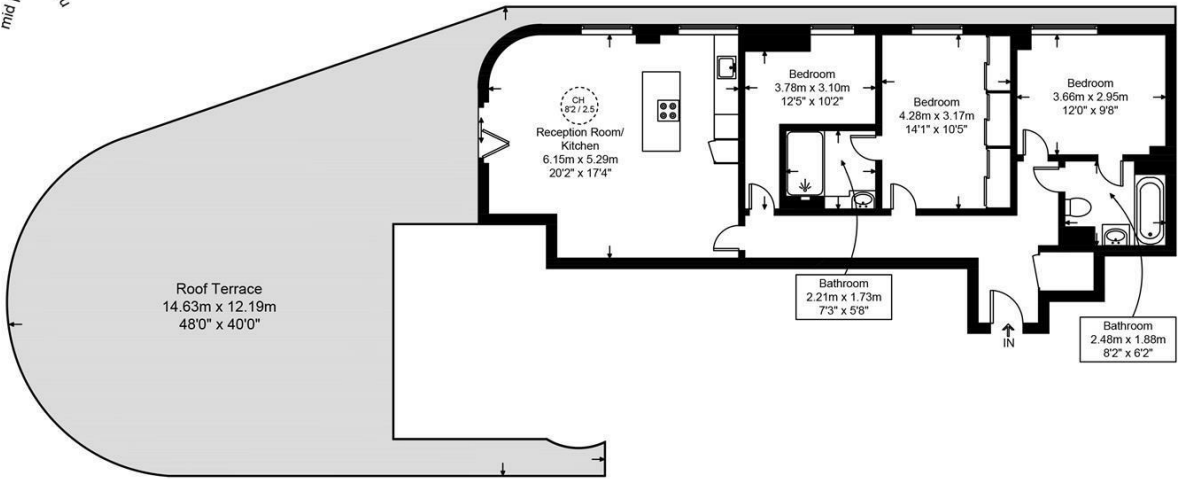
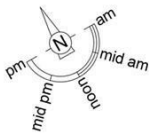






Huxley House, NW3

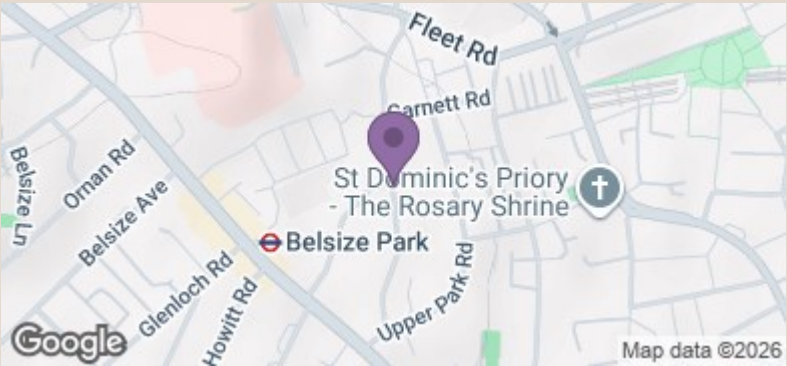
Approximate Gross Internal Area = 992 sq ft / 92.13 sq m



Fifth Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92 plus) A		87	87	
(81-91) B				
(69-80) C				
(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		

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