




## Lancaster Grove | London | NW3

£1,850,000 | Share of Freehold

 3  2  1  C

**ADN**  
RESIDENTIAL

An exceptional three-bedroom duplex apartment situated in the heart of Belsize Park, ideally located just 0.2 miles from Belsize Village. This beautifully presented property has been finished to an excellent standard throughout and offers well-proportioned accommodation.

The property comprises a spacious reception room with an open-plan kitchen, featuring double sliding doors that lead onto a private patio garden. The principal bedroom benefits from extensive built-in storage, a seating area, and a contemporary en-suite shower room. There are two additional double bedrooms, a modern family bathroom, and a separate guest WC.

Further benefits include off-street parking for one vehicle, access to well-maintained communal gardens, and ample storage throughout. The service charge includes heating and hot water.

- Three Bedrooms
- Open Plan Kitchen/Reception Room
- Off Street Parking
- Guest W/C
- Two Bathrooms
- Private Patio Garden
- Communal Gardens
- Good Storage

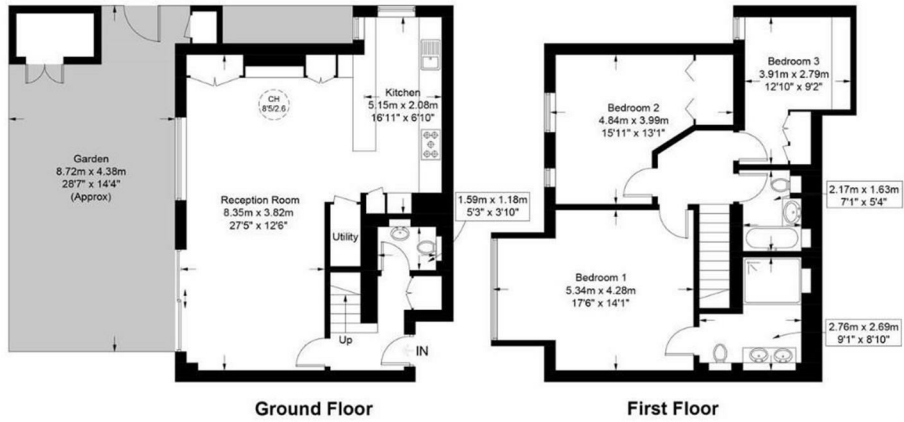
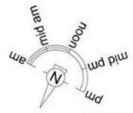
Council Tax Band: G  
EPC: C





**Gabrielle Court, NW3**

**Approximate Gross Internal Area = 1331 sq ft / 123.7 sq m**



**Ground Floor**

**First Floor**



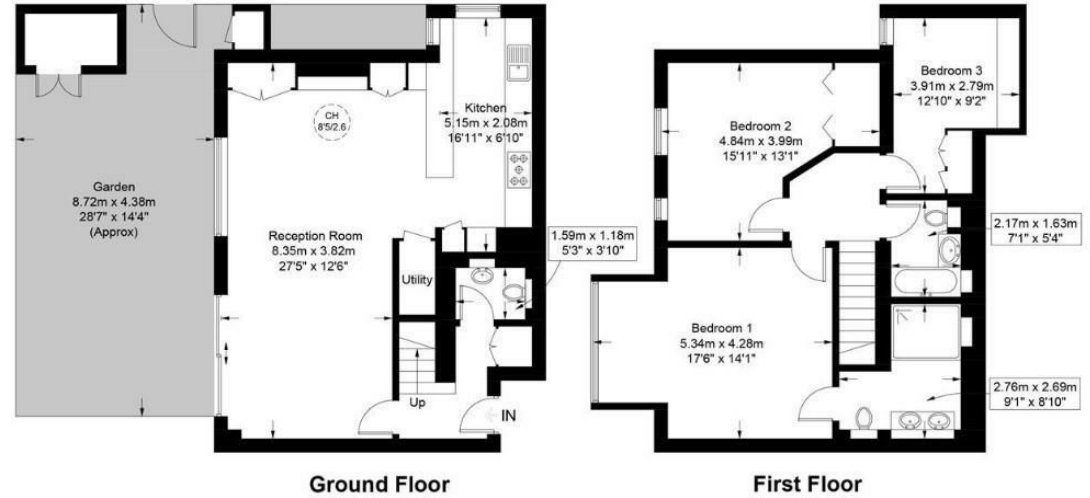
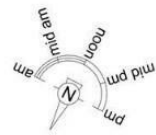
This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



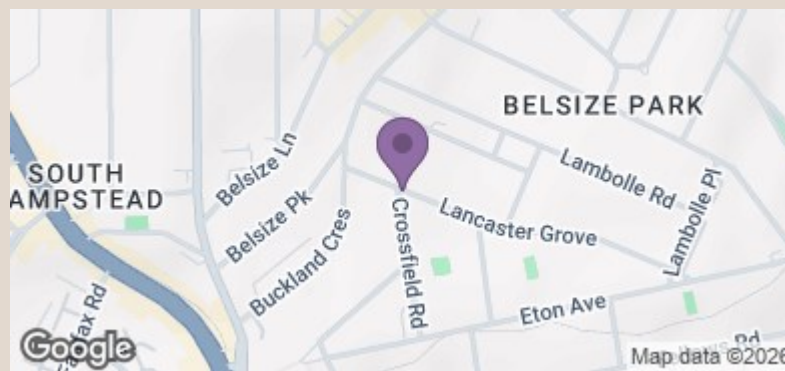


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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 75                      | 76        |
| (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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