



## Eton Garages, Belsize Park, NW3

£2,249,500

Freehold

Stunning, bespoke, modern mews house with private garage, two parking spaces and balcony located in the heart of Belsize Park. The house, arranged over three floors, comprises: three double bedrooms, four bathrooms, one including a steam room, separate utility room, additional study/ dressing room off the ground floor bedroom, fabulous first floor reception with Juliet balcony and open plan L shaped kitchen. Second floor comprises two further double bedrooms one with en suite bathroom and the other with an en suite shower room. Access to the rear balcony is via French doors from the bedroom on this level. The integral garage can be accessed from the ground floor entrance hallway and the two additional private parking spaces are directly to the front of the house. Total approximate internal area including integral garage and areas of restricted head height 2006 sq ft (186.4 sq m). Freehold. EPC rating - Band D. Location – A 5 minute walk to Belsize Park tube and Swiss Cottage and approximately 6 minute tube ride to Bond Street station.

**Stunning first floor kitchen / reception**

**Lovely specification**

**Integral garage**

**Beautiful family home over 3 floors**



Total approximate gross internal area including restricted head height and integral garage:  
2006 sq ft (186.4 sq m)

Kitchen/ reception: 27'11" max x 26'1" max (8.51 x 7.95 m)

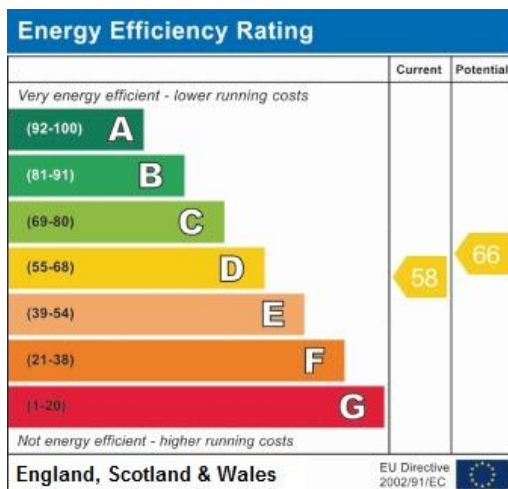
Bedroom three: 14'4" into bay x 8'10" max (4.37 x 2.69m)

Bedroom one/master: 16'5" min x 10'2" max (5.0 x 3.10 m)

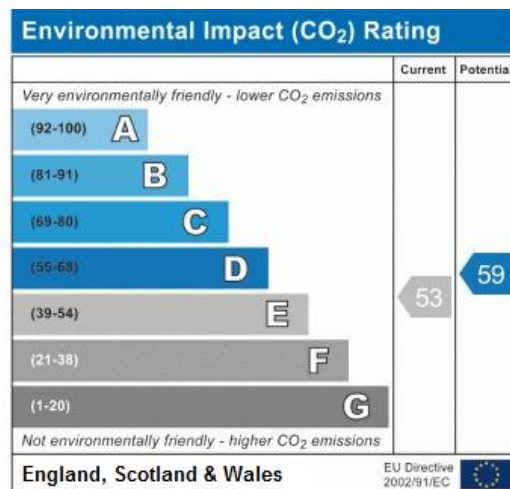
Study 10'3" max x 8'9" max (3.12 x 2.67m)

Bedroom two: 20'9" into bay x 10'5" max (6.32 x 3.18m)

Garage 17'10" x 8'9" (5.44 x 2.67m)



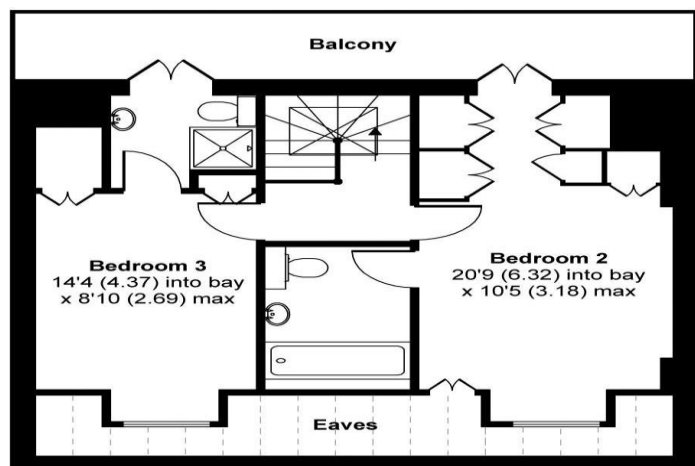
Address:  
Eton Garages, Belsize Park, NW3





## Eton Garages, Lambolle Place, London, NW3

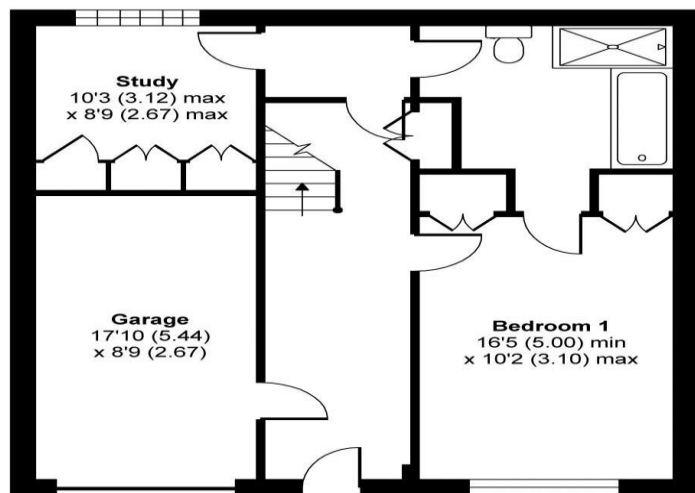
APPROX. GROSS INTERNAL FLOOR AREA 2006 SQ FT 186.4 SQ METRES  
(INCLUDES RESTRICTED HEAD HEIGHT & GARAGE)



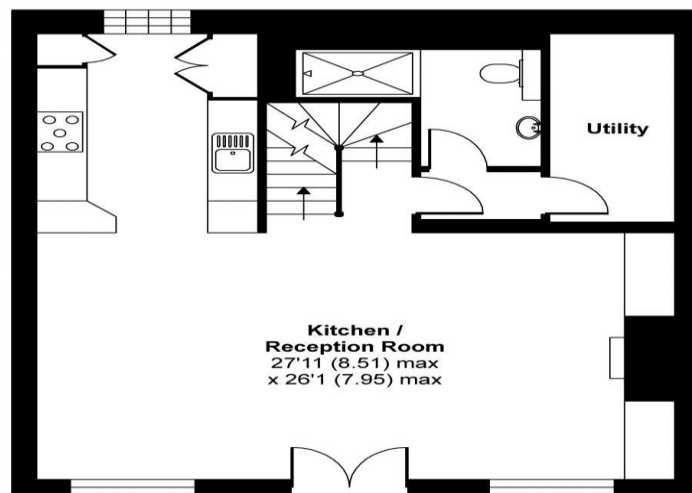
SECOND FLOOR



Denotes restricted  
head height



GROUND FLOOR



FIRST FLOOR

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