

BELLINA MEWS, NW5
£1,000,000 FREEHOLD

Offering for sale a three bedroom house arranged over three floors of a modern semi-detached building, with a parking space and a rear garden.





Bellina Mews is located off Fortess Road, its nearest tube stations being Kentish Town and Tufnell Park (both Northern line) and close to Kentish Town Thameslink, local bus services, shops, cafes, Eleanor Palmer Primary School (0.2 miles Googled walking distance – catchment area to be confirmed), Highgate High Street (circa 1.4 miles) and Parliament Hill Fields with Hampstead Heath beyond. The Camden Town area is a bus ride away from Fortess Road, for its attractions including Camden Market alongside The Regents Canal.

The property, which is arranged over three floors, offers well proportioned living accommodation and comprises a reception room, a separate kitchen and a cloakroom all on the ground floor. Then there is a bedroom, a shower room and windowed bathroom on the first floor, with stairs up to two further bedrooms on the second floor above. The garden is accessed from the reception room.

SERVICE CHARGE: £782.85 for year ending 31.03.23 – it relates to insurance and general estate charges.

Parking: Parking space

Utilities: The property is serviced by mains water, electricity, gas and sewage

Broadband and Data Coverage. Ultrafast Broadband services are available via Openreach, Virgin Media. 5G data is also available in this area information via Ofcom.

Construction Type: To be confirmed

Heating: Gas central heating

Council Tax: London Borough of Camden - Council Tax Band: E (£2,457.37 for 2024/25).













Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances quoted are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each statement contained within these particulars and are not to be relied upon as a statement or representation of fact. No responsibility is taken for any error, omission, mis-statement or use of data shown. Please note the floor plan has been carried out by an independent company.

The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property, therefore any interested applicant should carry out their own enquiries with the appropriate parties and/or authorities. These particulars do not form part of any contract and all properties are offered subject to contract.

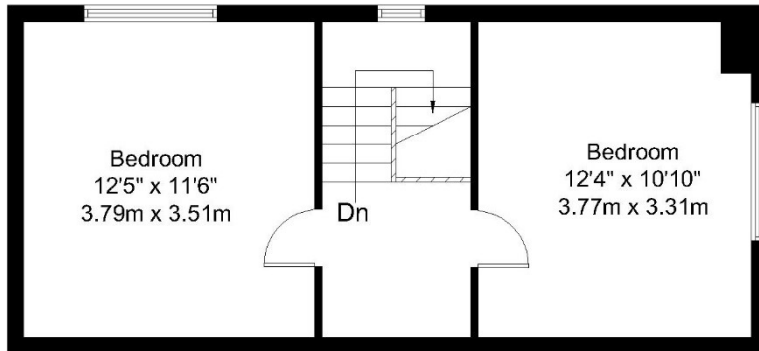
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Bellina Mews, NW5 1BD

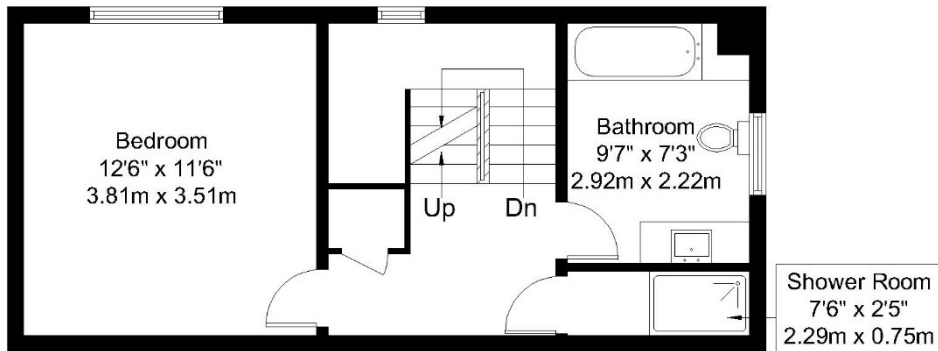
Approx Gross Internal Area = 102 sq m / 1098 sq ft

Garden = 59 sq m / 635 sq ft

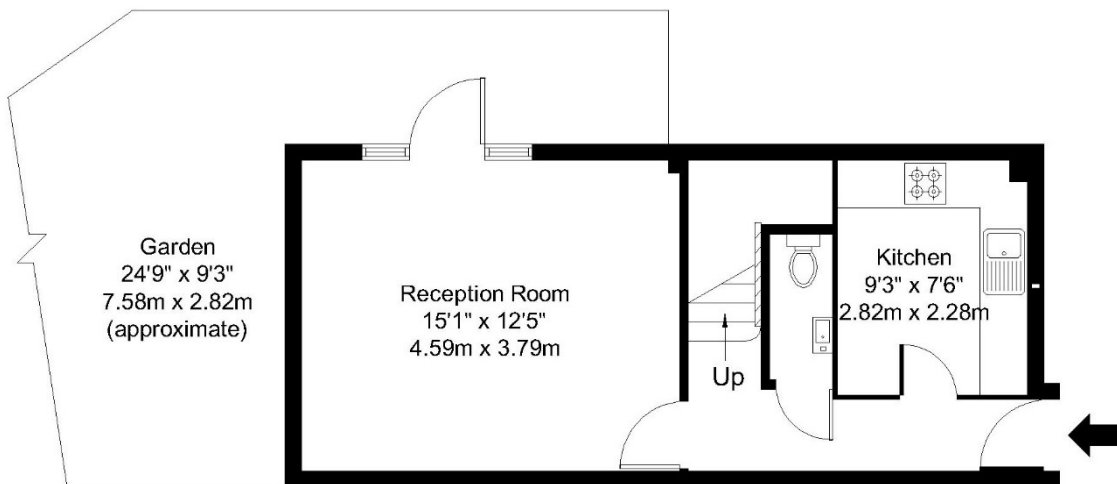
Total = 161 sq m / 1733 sq ft



Second Floor



First Floor



Ground Floor

Ref:

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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