



**VITA**  
*Properties*

Crossfield Road, Belsize Park, London NW3 | £1,300,000

- East Facing 77ft Private Garden
- Sauna
- Character Features
- Summer House

- Heart of Belsize Park
- Own Entrance

"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

A meticulously refurbished 2/3-bedroom garden flat on Crossfield Road presents an exceptional standard of living in the heart of Belsize Park. Ideally situated near The Hall School, Belsize Village, England's Lane, and Swiss Cottage Station (Jubilee Line), this property seamlessly marries timeless period elegance with contemporary design.

Housed within an elegant period conversion, this garden flat has been thoughtfully upgraded to the highest standards. Upon entry, a spacious marble hallway welcomes you, featuring three custom-built, floor-to-ceiling storage units. The first serves as a dedicated space for coats and shoes, the second houses a washer and separate dryer, and the third functions as a highly practical food pantry. The entrance hall includes a guest WC and additional under-stair storage for convenience.

The principal bedroom is generously proportioned, offering bespoke floor-to-ceiling wardrobes, sleek wooden flooring, and a tranquil ambiance.

The family bathroom is finished to a

alk-in shower, combining luxury with functionality. A second spacious double bedroom overlooks the private garden, providing a serene retreat with elegant wooden flooring.

At the core of this residence lies an expansive open-plan living area, thoughtfully designed to cater to modern living. The integrated kitchen boasts quartz countertops, premium Miele appliances, and a Quooker tap for instant boiling and filtered water. This living space transitions seamlessly into a stunning extension, featuring floor-to-ceiling glazing that floods the area with natural light—perfectly suited for both relaxation and entertaining.

Throughout the property, Farrow & Ball paintwork, curated by a professional color consultant, adds

🏠 Flat

🔑 Leasehold

🛏 x 2

🚿 x 1

🚽 x 2



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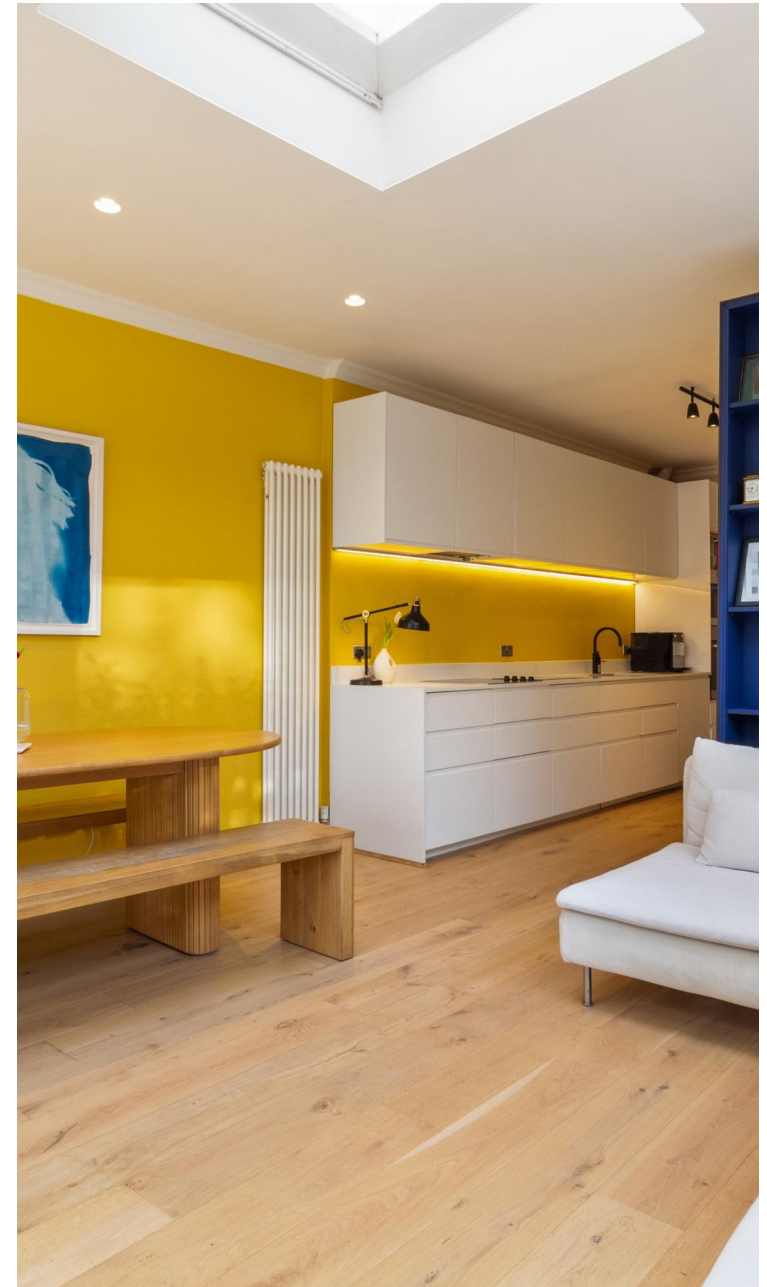


superior specification, showcasing

two sinks, a large bathtub, a

"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"

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"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."

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"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."

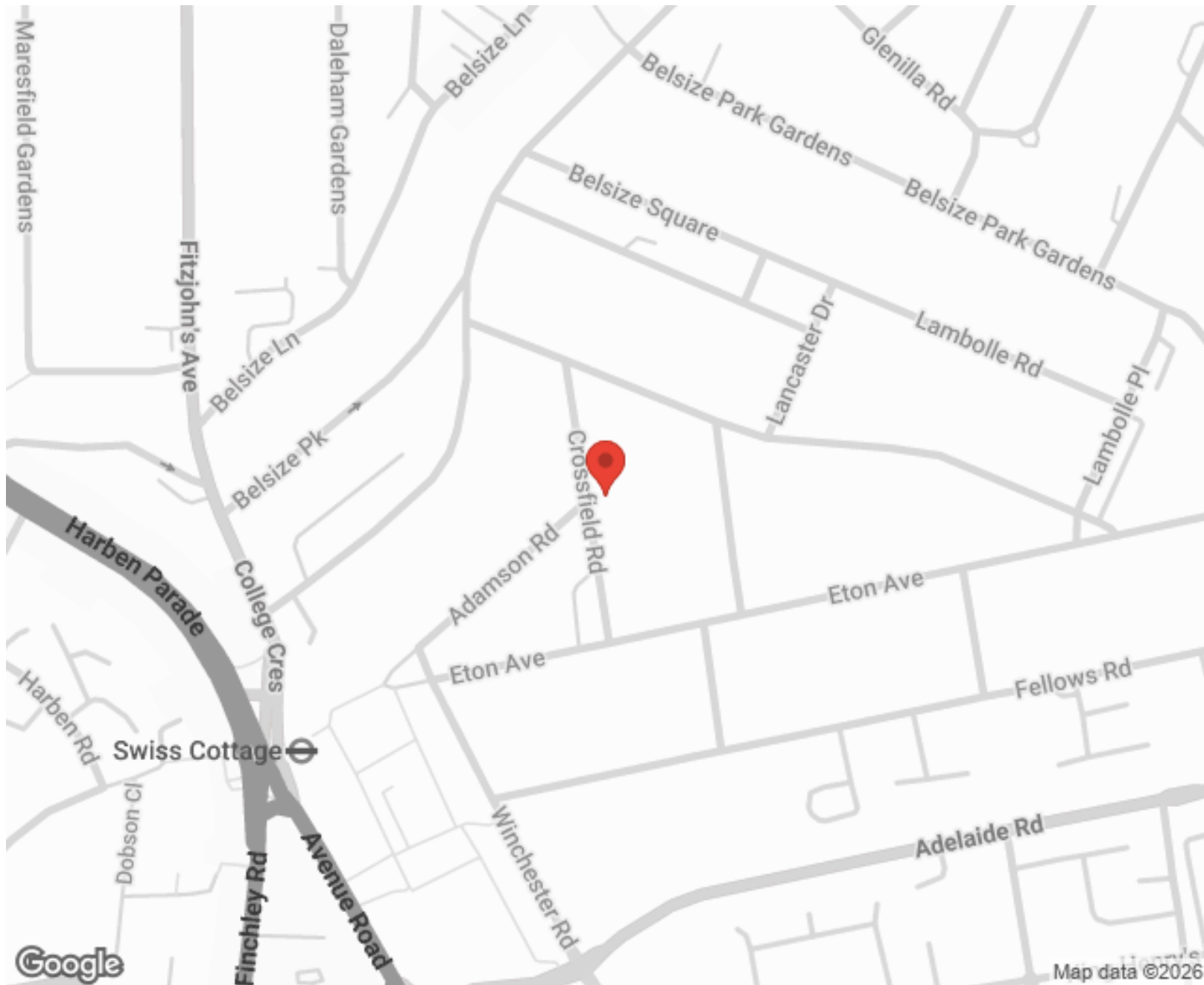
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MORE INFO, PICTURES,  
CONTACT ON  
OUR WEBSITE



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	77
(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		

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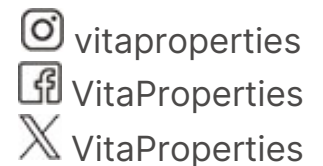


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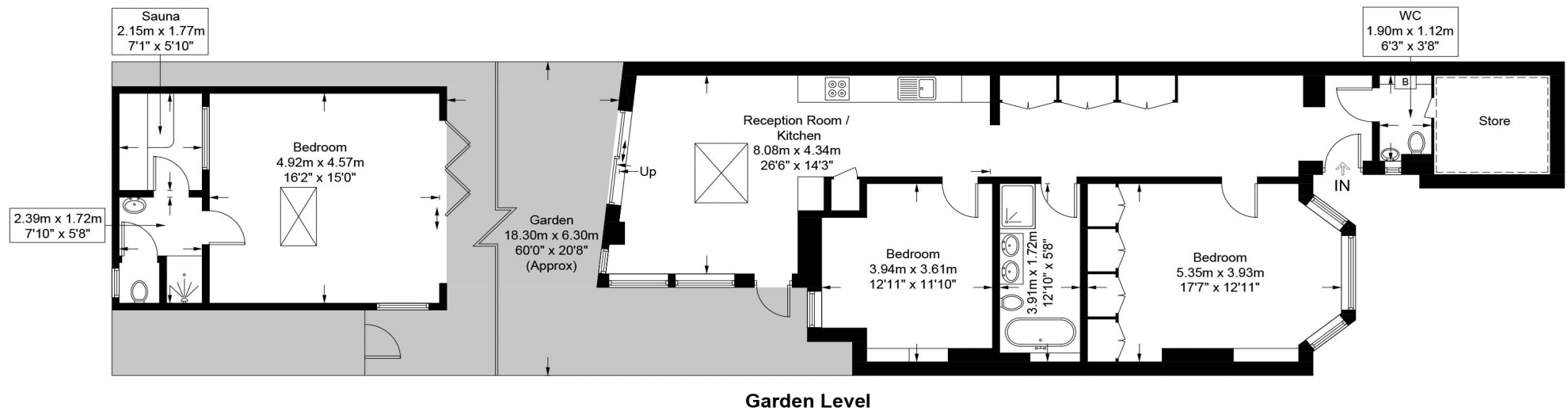
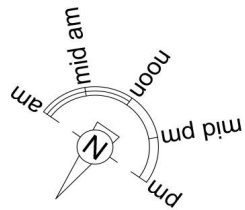


## Crossfield Road, NW3

**Approximate Gross Internal Area = 1360 sq ft / 126.4 sq m**

**Restricted Height = 58 sq ft / 5.4 sq m**

**Outbuilding = 338 sq ft / 31.4 sq m**



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.



**Certified  
Property  
Measurer**