

Glenmore Road

VIDEO TOUR



Guide Price £3,800,000



Glenmore Road

The Rightest Move on Rightmove

This substantial Edwardian home, nestled in the heart of Belsize Park, makes its neighbouring houses jealous. How, you ask? Firstly, it stands taller and larger than most others on the street, boasting an additional floor that lends it grander proportions. It also has one of the bigger gardens I have seen on these streets. With high ceilings and wider-than-normal staircases, it feels spacious. With six/seven bedrooms, two kitchens and the ability to create a self-contained flat on the lower ground floor, it truly puts the "MORE" in Glenmore Road, NW3.

Being Edwardian, the property benefits from a sun-filled ground floor kitchen, creating a brighter space that enhances family interactions. If you've ever experienced cooking in the dark, cramped basements typical of some buildings from other periods, you'll truly appreciate this home's bright, welcoming atmosphere.

It is also situated at the preferred, quieter end of the road, just a two-minute walk from Belsize Park Station (Northern Line) and the excellent amenities of Haverstock Hill. It is also a moment away from Belsize Village, which has lovely cafes and shops. The area has some of London's finest schools and is only 0.6 miles from Hampstead Heath.



























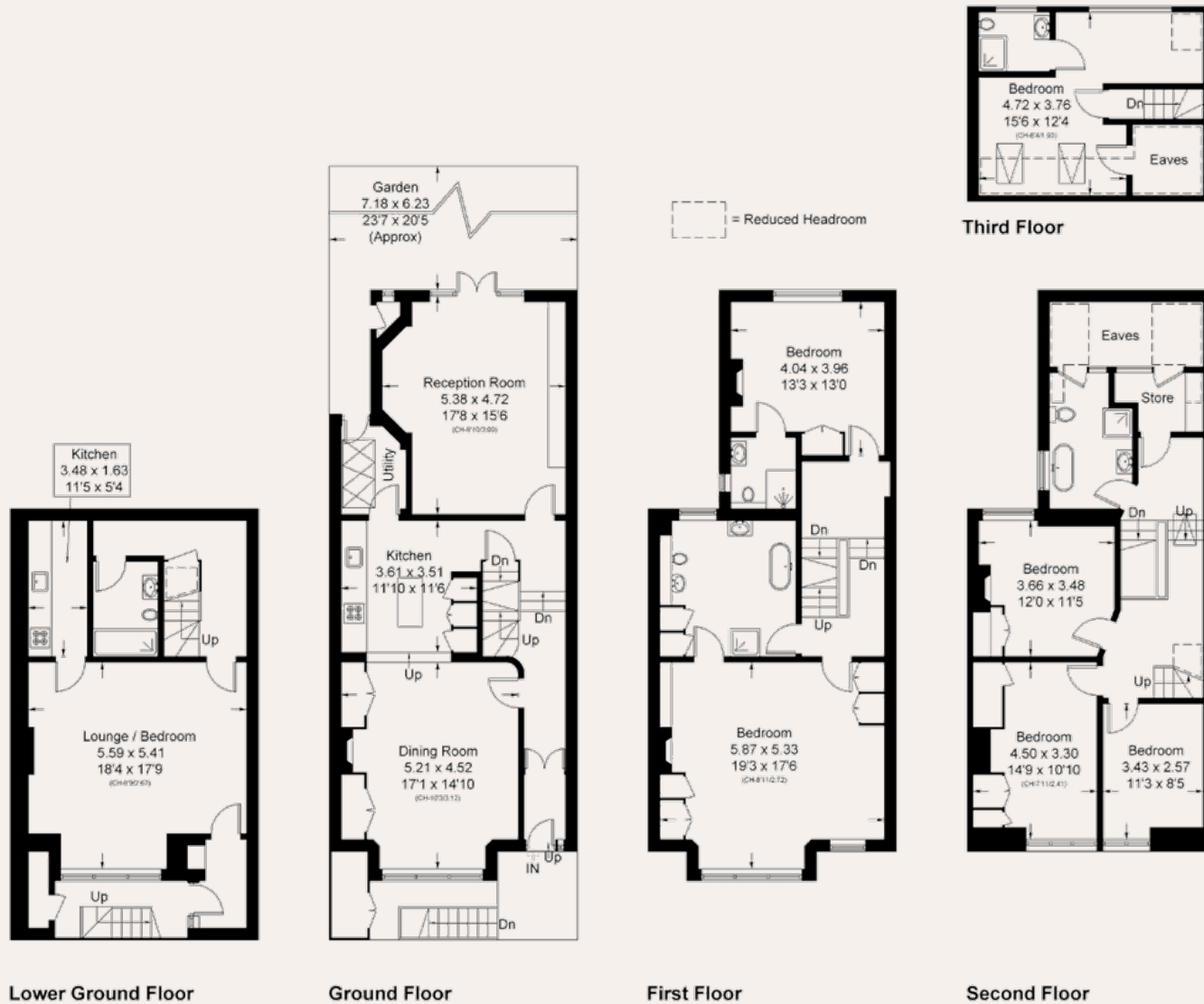






Glenmore Road, NW3

Approximate Gross Internal Area = 300.4 sq m / 3234 sq ft
(Including Reduced Headroom / Eaves)



Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Location

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Other

Parking

On-street parking

Heating

Gas central heating

Planning

The property will be sold with full building certification for the recently completed attic extension. The final paperwork, currently in progress with Camden Council and expected imminently, will be provided as part of the sale

Air Conditioning

NA

Electricity

National Grid

Sewage

Standard UK Domestic

Tenure

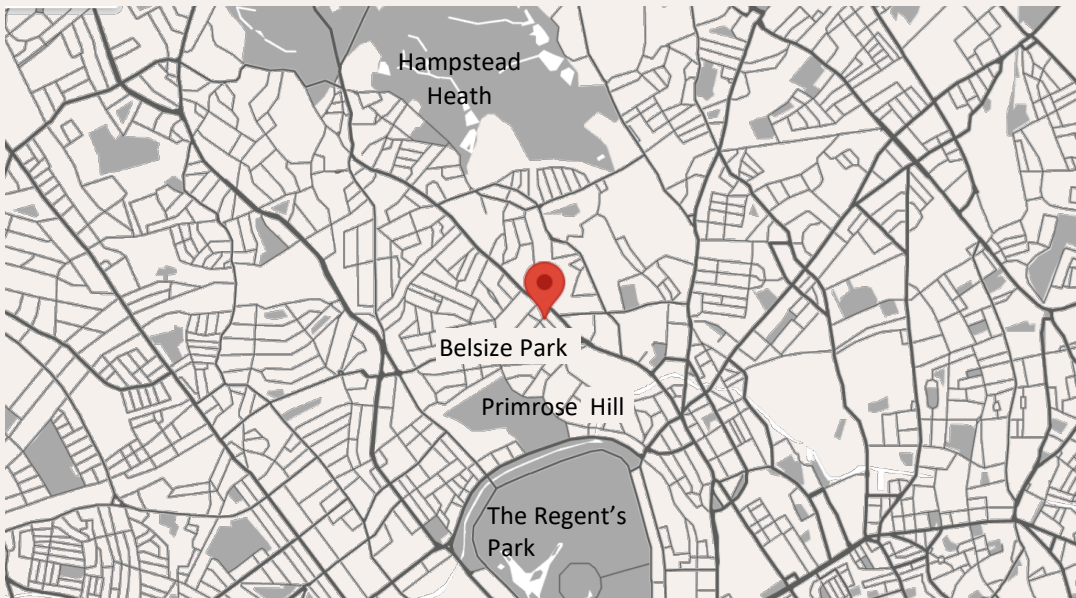
Freehold

Local Council

Camden

Council Tax

Band G, £3,511 per annum



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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5 Pond Street
London, NW3 5QT
+44 203 909 5801
hello@kire.co.uk
www.kire.co.uk