



Fellows Road, London **NW3**





A three bedroom flat for sale on Fellows Road **NW3**

A spacious three bedroom, three bathroom apartment arranged over the top floors of a well-presented period house conveniently located between Belsize Park and Swiss Cottage.

Offering approximately 1,358 sq ft, this fantastic apartment offers an incredible sense of space along with high ceilings, large volume rooms and natural light throughout. The entrance is located on the first floor with stairs directly to a family bathroom, leading up through to the second floor with a large open-plan kitchen reception room. On the floor above (third floor), there are a further two double bedrooms with built in storage both with en suite bathrooms and access to a separate private roof terrace.



Guide price: £1,300,000

Tenure: Leasehold: approximately 91 years remaining

Service charge: £2,978.37 per annum. We have been unable to confirm the next date of review for the service charge. You should ensure you or your advisors make your own inquiries.

Local authority: London Borough of Camden

Council tax band: F

Location

Fellows Road is located 0.2 miles to Swiss Cottage Underground Station (Jubilee Line) and 0.7 miles to Belsize Park Underground Station (Northern Line). The amenities on Finchley Road, England's Lane and Primrose Hill surround the property.







This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank
Belsize Park
 2C England's Ln
 Belsize Park
 NW3 4TG
knightfrank.co.uk

I would be delighted to tell you more
Dylan Brooks
 020 3815 3350
dylan.brooks@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2023. Photographs and videos dated August 2023.

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