



Fellows Road, Belsize Park, London NW3



Fellows Road, Belsize Park **NW3**

A fantastic two bedroom, two bathroom raised ground floor apartment set within a period house conveniently located between Belsize Park and Swiss Cottage.

This bright apartment has incredibly high ceilings and large volumes throughout. There is a spacious reception room with a fireplace, a separate kitchen, a generous principal bedroom with en suite bathroom, a second bedroom and a family bathroom. Additional benefits include a Share of the Freehold and ample storage throughout.

Please note that we have been unable to confirm the date of the next review for service charge. You should ensure that you or your advisors make your own inquiries.



Guide price: £1,100,000

Tenure: Share of freehold plus leasehold, approximately 969 years remaining

Service charge: Approximately £4,000 per annum. Please note that we have been unable to confirm the date of the next review for service charge and ground rent. You should ensure that you or your advisors make your own inquiries

Local authority: London Borough of Camden

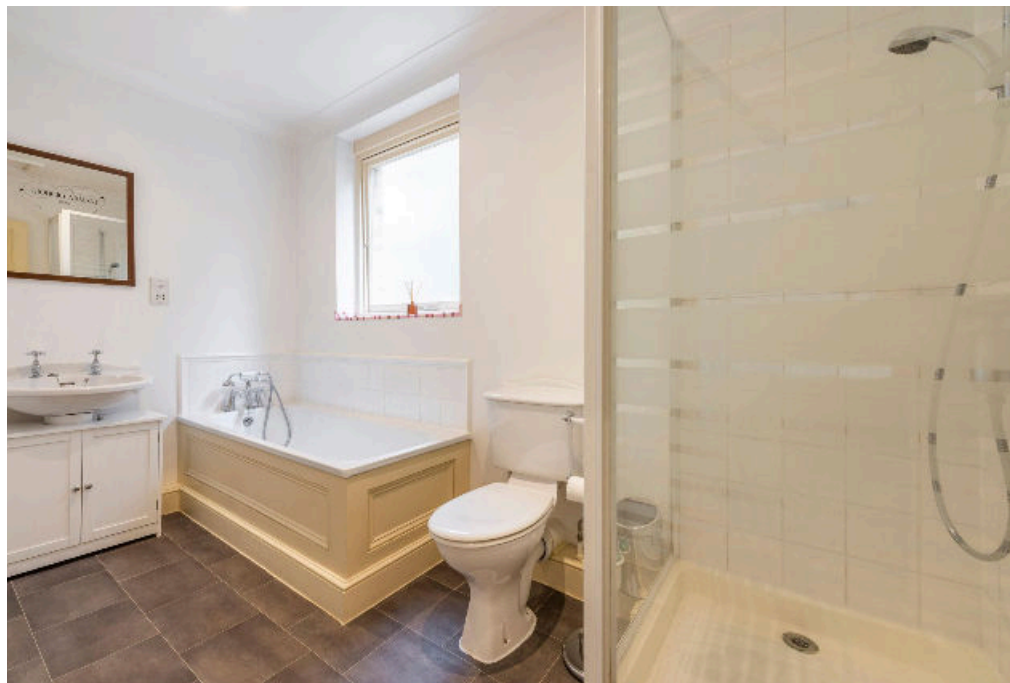
Council tax band: F



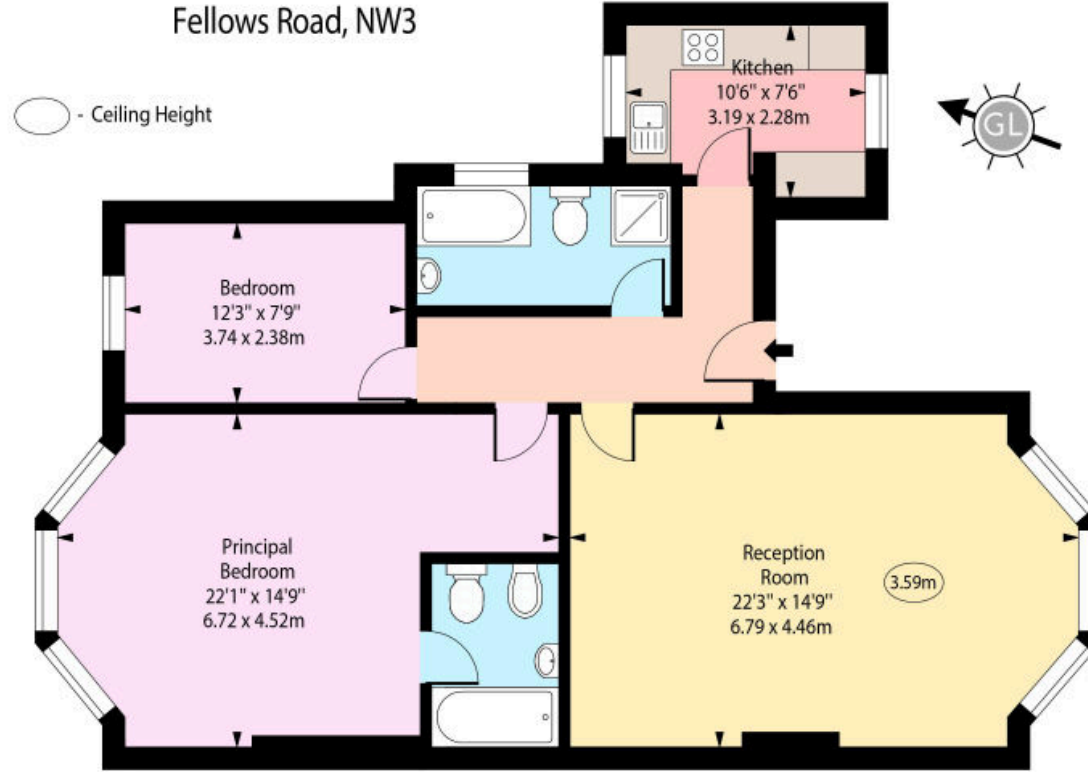


Location

Fellows Road is located 0.4 miles to Swiss Cottage Underground Station (Jubilee Line) and 0.6 miles to Belsize Park Underground Station (Northern Line). The amenities on England's Lane, Belsize Village, Finchley Road and Primrose Hill surround the property.



Fellows Road, NW3



Raised Ground Floor

Approx Gross Internal Area 948 Sq Ft - 88.07 Sq M

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.

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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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated June 2023. Photographs and videos dated June 2023.

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