



Fairfax Road, London NW6



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A beautifully presented semi-detached family home is situated within the heart of Swiss Cottage. Arranged over four floors, the property has been finished to a high specification with impressive floor to ceiling windows and wooden flooring. The lower ground floor comprises a large open plan kitchen and reception room filled with natural light, leading on to a spacious private garden and a double bedroom with an en-suite shower room. The ground floor offers a spacious lounge area with a mezzanine, a second reception room/bedroom with a private balcony and a guest cloakroom. The first and second floor comprises four double bedrooms and two bathrooms. Further benefits include one off street parking space with an electric charging point.

This property is located next to the charming cafes and restaurants of Fairfax Road and is moments from both Finchley Road and Swiss Cottage tube stations (Jubilee line). Hampstead is only a short walk away, where you can access South Hampstead Thameslink station and all the picturesque local shops, restaurants, bars and cafes.



Guide price: £3,750 per week

Furniture: Available unfurnished

Tenancy available from: 11th November 2024

Minimum length of tenancy: 12 months

Deposit: Deposit: £22,500

Local authority: London Borough of Camden

Council tax band: G



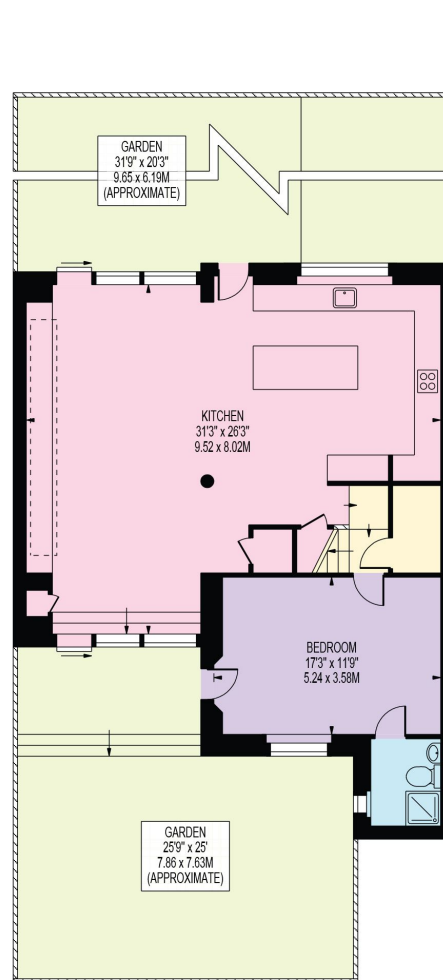




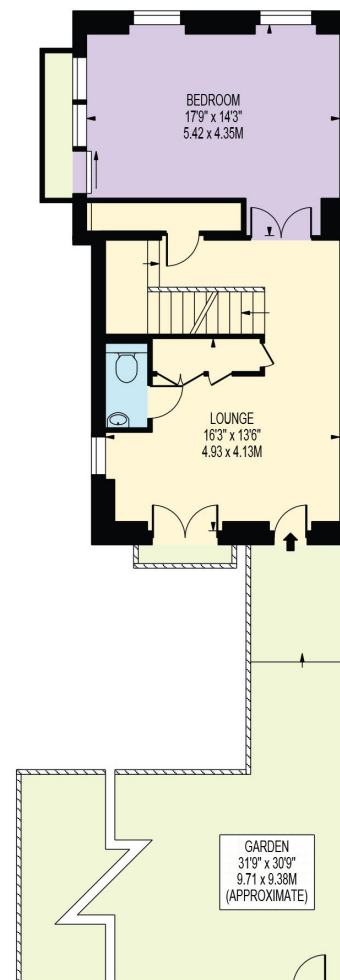
FAIRFAX ROAD

Approximate Gross Internal Floor Area
242.44 sq m / 2610 sq ft

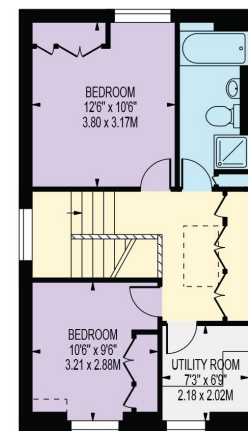
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



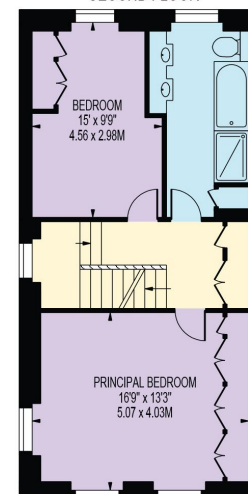
LOWER GROUND FLOOR



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. 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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