



Fairfax Road, London **NW6**

 **Knight  
Frank**

# Fairfax Road, London NW6

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.



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All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT). For other fees that might apply, please ask us or visit [www.knightfrank.co.uk/tenants](http://www.knightfrank.co.uk/tenants). Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonable endeavours to update this as soon as practical.

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