



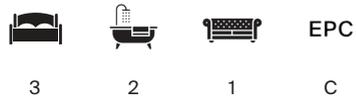
BYRON COURT, FAIRFAX ROAD

London NW6



BYRON COURT, FAIRFAX ROAD

A three-bedroom apartment for sale in Swiss Cottage, NW6



Local Authority: London Borough of Camden

Council Tax band: F

Tenure: Leasehold with approximately 981 years remaining

Offers in Excess of: £810,000

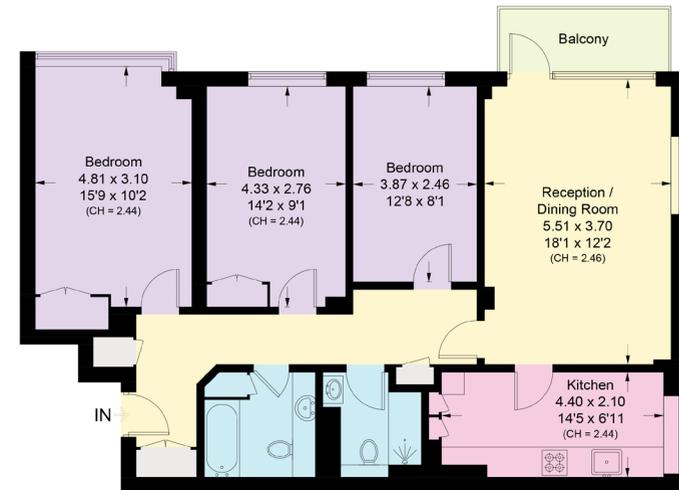
This lateral flat features three double bedrooms and two modern bathrooms, providing ample space for both relaxation and practicality. A separate kitchen offers functionality for everyday living, while the spacious open-plan living and dining area benefits from dual aspect windows, flooding the space with natural light and creating a bright, airy atmosphere. The living area also leads out to a private balcony. Additional features a concierge service, access to an expansive communal garden, offering a welcome green space in the heart of the city. The property also includes a private allocated underground parking space, adding an extra layer of convenience. Located within easy reach of central London, residents enjoy the vibrant energy of the city while benefiting from the comfort and privacy of a modern home. The flat is offered chain-free.

*Please note we have been unable to confirm the service charge and ground rent amount. Please reach out for further details.



Byron Court, Fairfax Road, NW6

Approximate Area = 95.8 sq m / 1031 sq ft
Including Limited Use Area (1.5 sq m / 16 sq ft)



Second Floor

Approximate Area = 95.8 sq m / 1031 sq ft
Including Limited Use Area (1.5 sq m / 16 sq ft)

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. 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.

Approximate Gross Internal Area = 95.8 sq m / 1,031 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID767266)

We would be delighted
to tell you more.

Nathan White
Nathan.White@knightfrank.com
+44 7484 987 779

Knight Frank Hampstead
58-62 Heath Street
NW3 1EN

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. 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 being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 May 2024. Photographs and videos dated May 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.