



Fellows Road, Belsize Park **NW3**

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# Fellows Road

## London NW3

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

Offering approximately 2,000 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 ground floor with stairs to the first floor, where you are greeted by a generous entrance hall. On this floor there is an eat-in kitchen, two large reception rooms that are currently set up as a dining room and a lounge, as well as a study, utility room and guest W/C. On the floor above (second floor), there is spacious principal bedroom with walk-in wardrobe and en-suite bathroom as well as three additional double bedrooms and bathroom.



**Guide price:** £1,795,000

**Tenure:** Leasehold: approximately 962 years remaining

**Service charge:** Approximately £2,500 per annum. Please note that we have been unable to confirm the ground rent or the date of the next review for the 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:** G

## Location

Fellows Road is located 0.3 miles to Swiss Cottage Underground Station (Jubilee Line) and 0.6 miles to Belsize Park Underground Station (Northern Line). The amenities on Finchley Road, England's Lane and Primrose Hill surround the property.









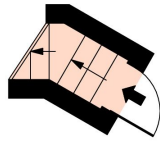






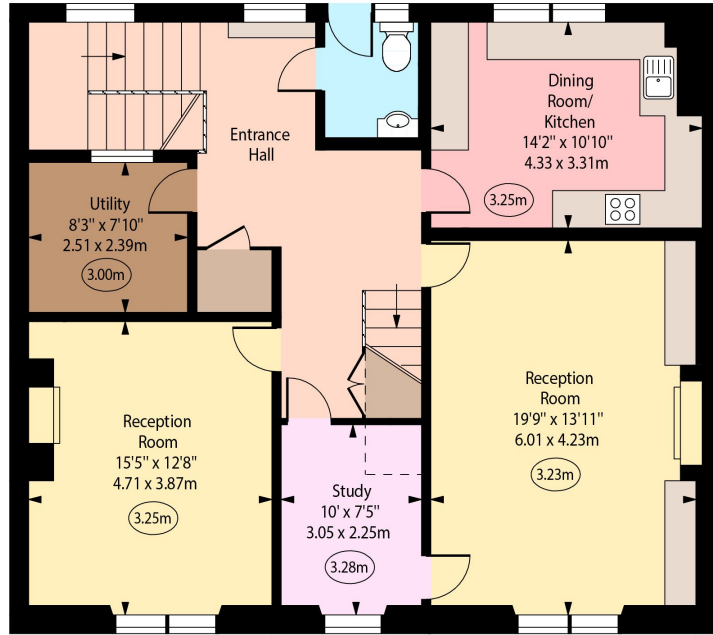


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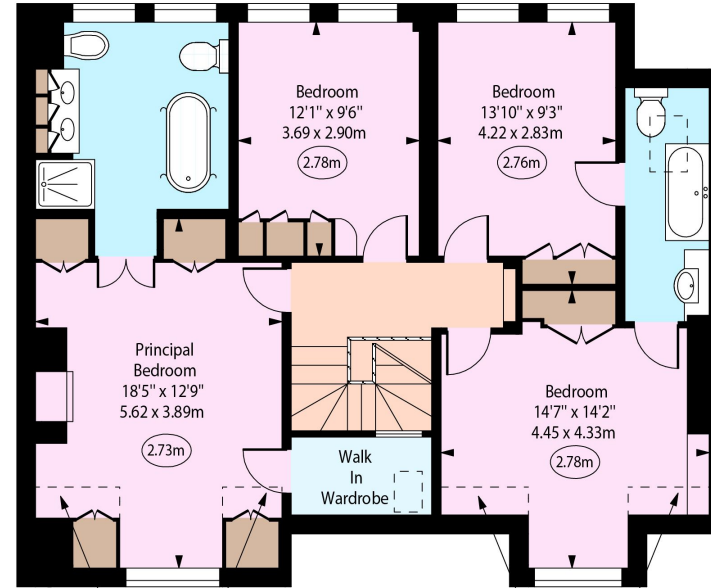


Ground Floor Entrance

○ - Ceiling Height



First Floor



Second Floor

Approx Gross Internal Area

2000 Sq Ft - 188.80 Sq M

Approx. Floor Area Including Restricted Heights

2040 Sq Ft - 189.52 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.

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Particulars dated July 2023. Photographs and videos dated July 2023.

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