



## Fellows Road, Swiss Cottage, NW3

£389,950

Leasehold

Lovely, airy, colourful, and bright, well-presented studio apartment with separate mezzanine sleeping level. Situated on the first floor of a period conversion ideally located within easy walking distance of Swiss Cottage Underground Tube (Jubilee Line), the property is located at the rear of the building with views over the gardens. The accommodation comprises: a modern fitted kitchen, two beautiful large feature windows, a good size tiled shower and concealed utility cupboard/ storage. Offered in good decorative order and condition. Tenure - Leasehold 999 years from 2023. Ground Rent: £200 per annum (review period 25 years last review 2022) Service charge demand January 2022-December 2022 payable 31st January 2023 -£1404.94 (10% obligation). Council tax Camden- Band D – 2023- 2024 demand £1900.16.EPC rating- Band C.

This nicely appointed studio makes for a super investment opportunity/ pied a terre or first-time purchase proposition.

**Bright, first floor apartment with exceptional ceiling height. Leasehold- 999 years from 2023**

**Close to Swiss Cottage Tube and Primrose Hill High Street**

**Additional mezzanine sleeping area (restricted head height).**

**Nicely appointed, colourful pied a terre, rental investment or first-time buyer proposition**



**Total approximate internal area:**  
278 sq. ft (25.8 sqm) excluding mezzanine.  
353 sq. ft (32.8 sqm) including mezzanine (restricted)

#### Reception Room

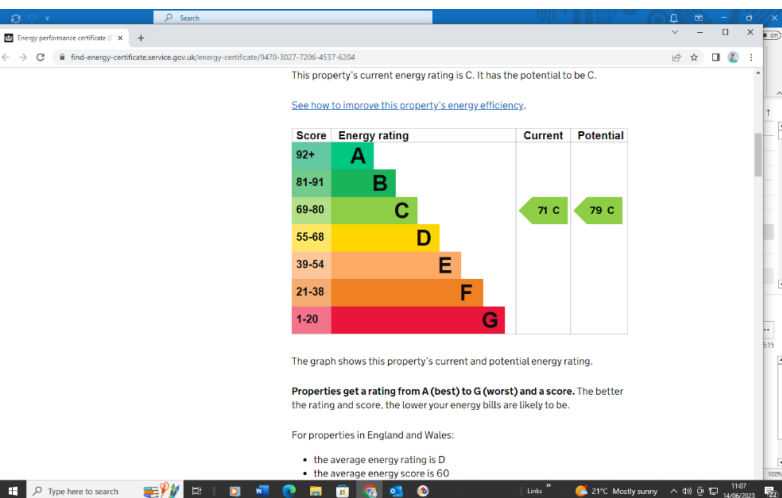
13' 8" x 11' 6" (4.16m x 3.50m)  
High ceilings

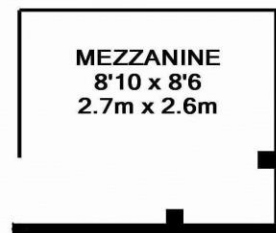
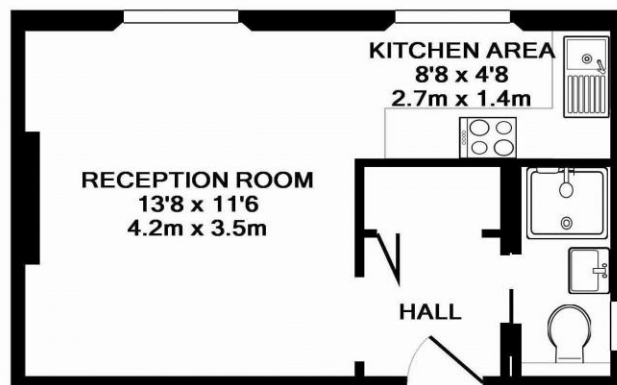
#### Kitchen

8' 8" x 4' 8" (2.64m x 1.42m)  
Modern fitted kitchen with electric hob, electric oven,  
extractor fan and fridge

#### Mezzanine Sleeping Level

8' 10" x 8' 6" (2.7m x 2.6m)





FELLOWS ROAD NW3

Total approx floor area excluding mezzanine 278 sq ft / (25.8 sq m)

Total approx floor area including mezzanine 353 sq ft / (32.8 sq m)

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