



## FELLOWS ROAD

LONDON, NW3

£860,000  
LEASEHOLD

Nestled in the charming area of Belsize Park, this three-bedroom two bathroom garden flat on Fellows Road is delightfully appointed. The property is part of a beautifully converted Victorian townhouse, showcasing the character and charm that this area is renowned for.

The interior has been thoughtfully designed to maximise space and comfort. The south-facing aspect ensures that the flat is bathed in natural light throughout the day, creating a warm and inviting atmosphere. The spacious living areas are perfect for entertaining, while the three bedrooms provide ample accommodation for families or those wishing to have a home office.

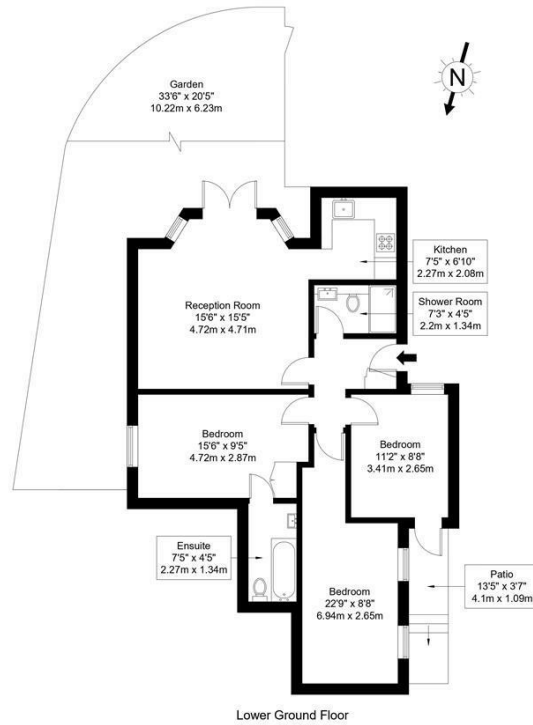
The garden is a true highlight, offering a low maintenance outdoor space where you can unwind or host gatherings with friends and family.

Belsize Park is known for its vibrant community, with an array of shops, cafes, and parks nearby. Excellent transport links ensure that you are well-connected to the rest of London, making this flat an ideal choice for professionals and families alike.

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## Fellows Road, NW3 3LH

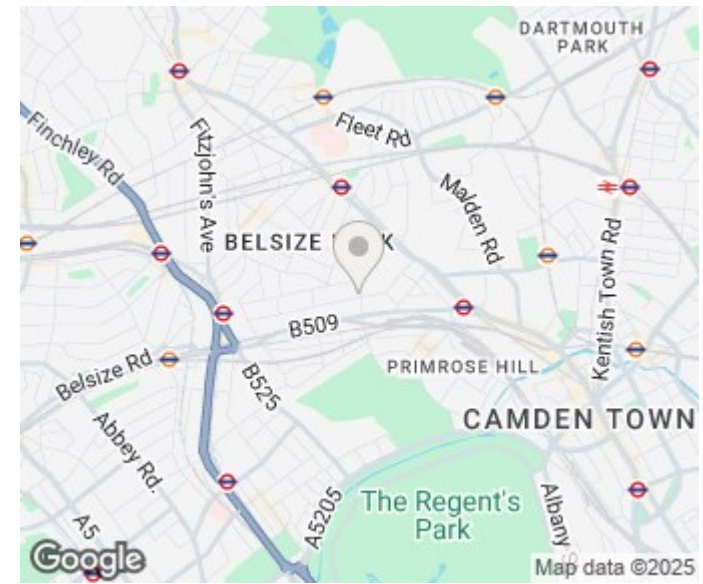
Approx Gross Internal Area = 77.3 sq m / 832 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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