

## Fellows Road, NW<sub>3</sub> 3LJ

£6,000 \*fees apply



Stunning Brand Newly Refurbished, ground floor property featuring 3 bedrooms, all with ensuite bathrooms plus WC. The property has been done to a very high spec and includes an American style fridge/freezer, utility room with washing machine and separate dryer along with LED lighting throughout, Private, lush garden ideal for family BBQs and relaxing outdoors. Available unfurnished.

Great school district for both state and private schools including The Hall School and St Christopher's School among others.

## Pets allowed

Primrose Hill 7 mins walk, near England's Lane, Regents Park 15 mins walk.

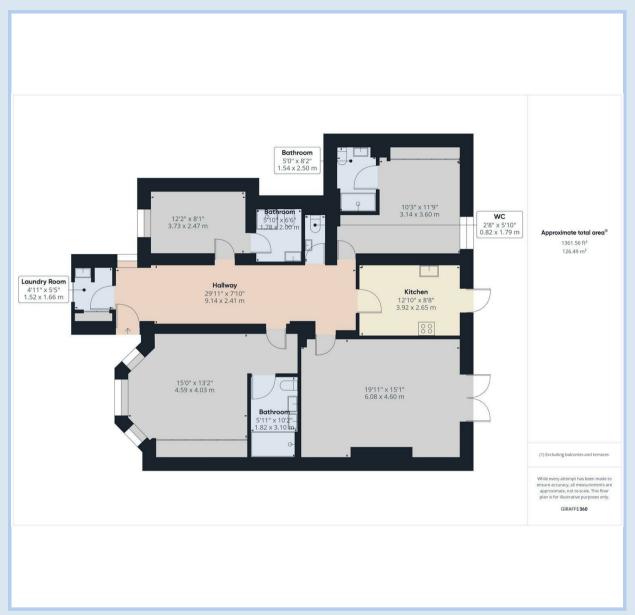
Belsize Park Station: o.4 miles, Swiss Cottage Station o.4 miles, Chalk Farm Station o.5 miles

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1870974). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 097780197. We charge no administration fees to tenants.





abbey properties



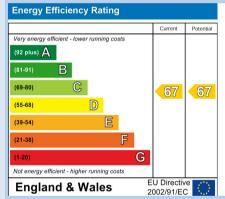
- Stunning, Brand Newly Refurbished, 3 bedrooms, all with ensuite bathrooms plus WC
- American style fridge/freezer
- · Gorgeous private garden with patio area for alfresco dining and lush garden area
- Virtual Viewings Available

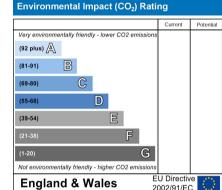
- Offered Unfurnished
- · Separate Utility room with washing machine and dryer
- No Pets











Viewings by appointment

0207 483 2611

7-8 Regency Parade London, NW<sub>3</sub> 5EG



lettings@abbeyproperties.co.uk

www.abbeyproperties.co.uk



## (calculated at 20%) Referencing Fee: £29.50 per applicant

\*All Fees stated are inclusive of VAT

Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).

Administration fees: £107 per property

## Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or from part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.