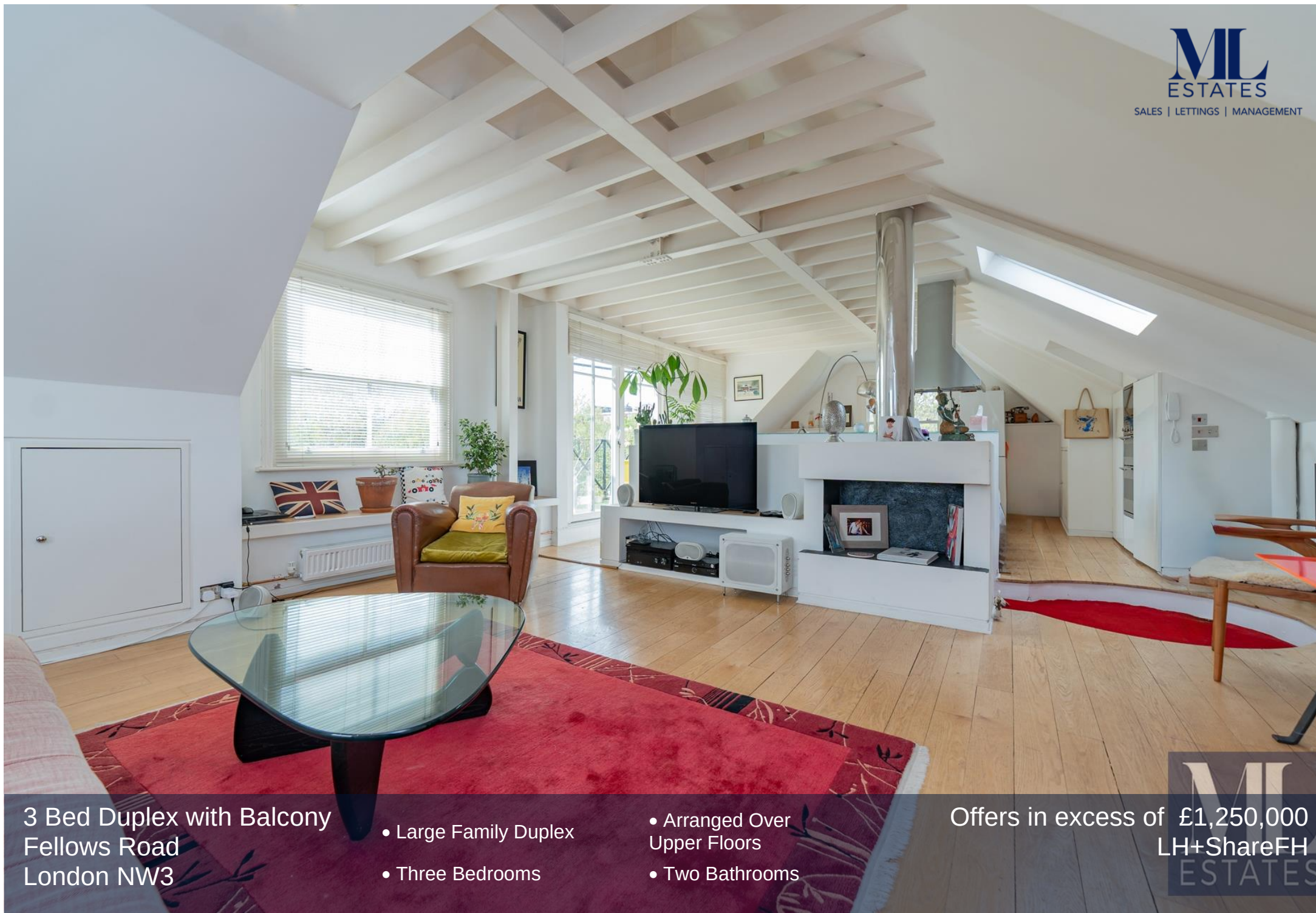


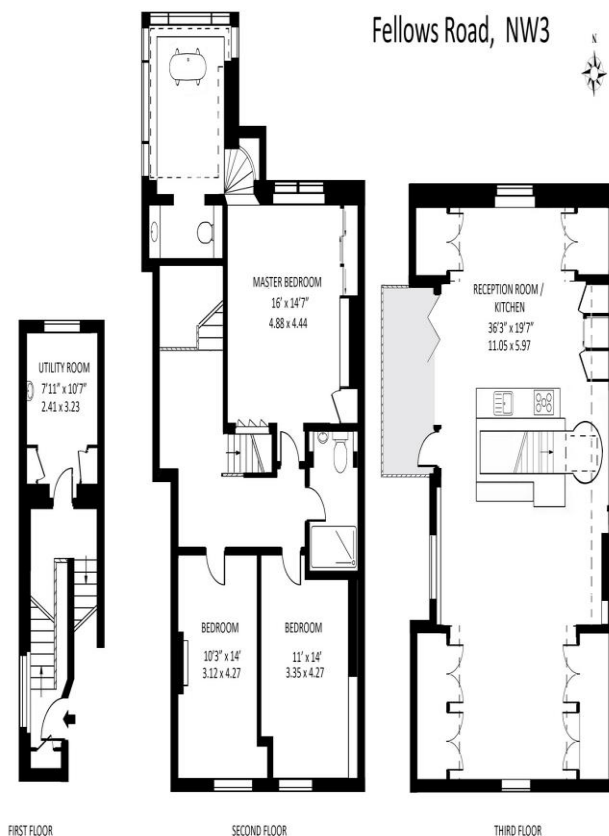


3 Bed Duplex with Balcony
Fellows Road
London NW3

- Large Family Duplex
- Three Bedrooms

- Arranged Over Upper Floors
- Two Bathrooms

Offers in excess of **£1,250,000**
LH+ShareFH



Approx gross internal area : 1637 sq ft - 152.05 sq m
 Approx floor area incl. restricted highs: 1810 sq ft - 168.15 sq m

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy
 However all measurements are approximate.
 The floor plan is illustrative purposes only and is not to scale
www.homephotography.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Elegant Three-Bedroom Apartment with Southwest-Facing Balcony on a Serene Tree-Lined Road. Nestled on a tranquil, tree-lined residential street, this exquisite second and third-floor duplex apartment offers a harmonious blend of contemporary design and comfortable living. Featuring three generously sized double bedrooms and two modern bathrooms, the residence is thoughtfully designed to cater to both relaxation and entertaining. The heart of the home is the expansive dual-aspect open-plan reception, dining, and kitchen area, which is bathed in natural light throughout the day. This inviting space seamlessly extends to a private southwest-facing balcony, providing an ideal spot for morning coffees or evening unwinding. Situated just moments from the Jubilee Line, the property ensures swift and convenient access to central London and beyond. Its prime location combines the peace of suburban living with the vibrancy of city life, making it a perfect choice for discerning buyers seeking both comfort and connectivity.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.