

Fellows Road

London, NW3

WAYNE & SILVER



The Property

2 bedroom 2 bathroom apartment with a simply stunning 81' rear garden, 809 sq ft / 75.21 sq m.

With private entrance through the demised front garden, master bedroom is located at the front of the property benefitting from en-suite shower room, fitted wardrobe and large window flooding the room with natural light. Main bathroom intersects the master bedroom and large reception room with open plan I-shaped kitchen. Further double bedroom is at the rear of the flat facing the garden.

The highlight of the flat is the immaculate tiered 81' garden with decked area immediately of the reception room, perfect for entertaining. The next tier is perfectly landscaped which flows to another decked area raised to the rear.

Chain free.

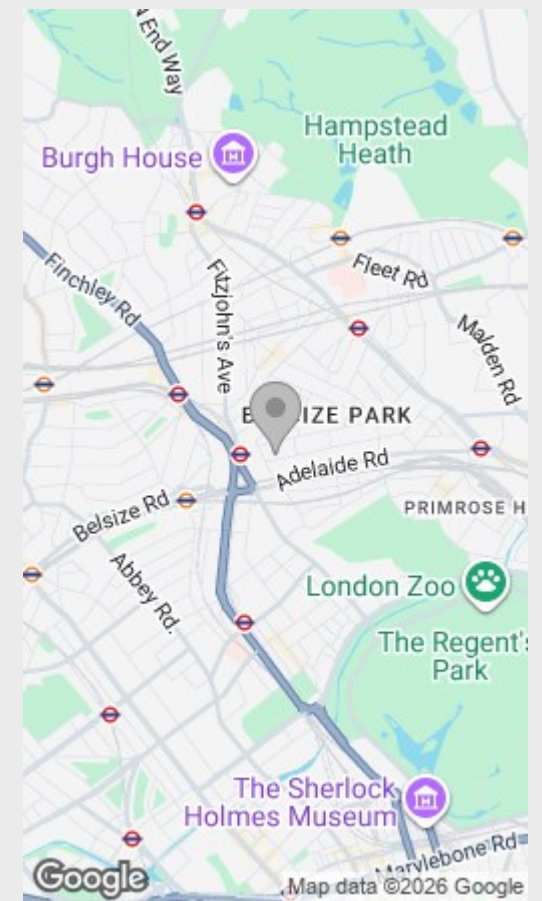
Key Features

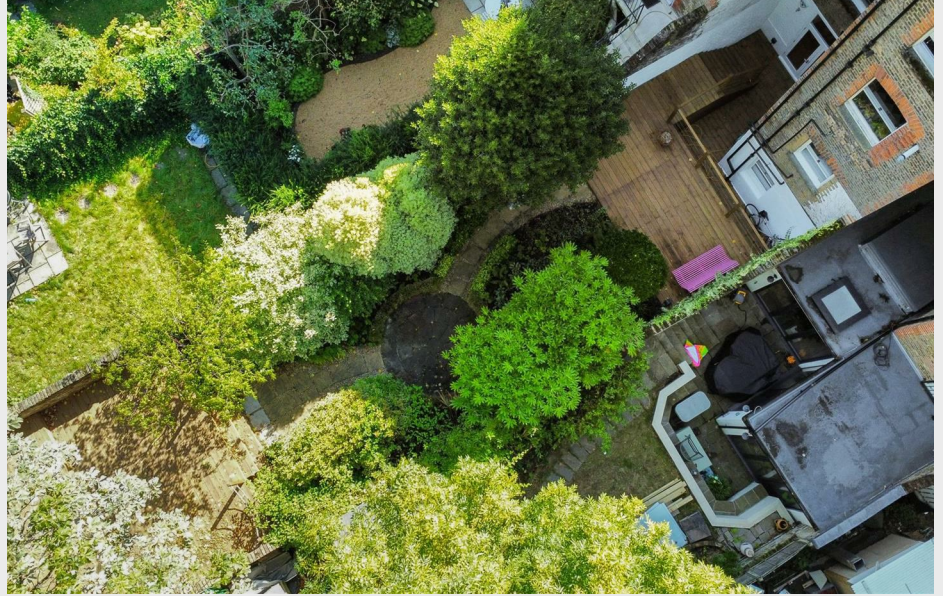
- Incredible 80' tiered rear garden
- Private entrance
- 2 bedroom 2 bathrooms
- 809 sq ft 75.21 sq m
- Front garden
- Certain images have been virtually staged for illustrative purposes





Location





WAYNE
& SILVER

Fellows Road

Enter text here

£775,000

BEDROOMS

2

BATHROOMS

2

INTERNAL

809.00 sq ft

EPC

C

LOCAL COUNCIL

TAX BAND

TENURE

Leasehold

YEARS REMAINING

n/a

SERVICE CHARGE

n/a



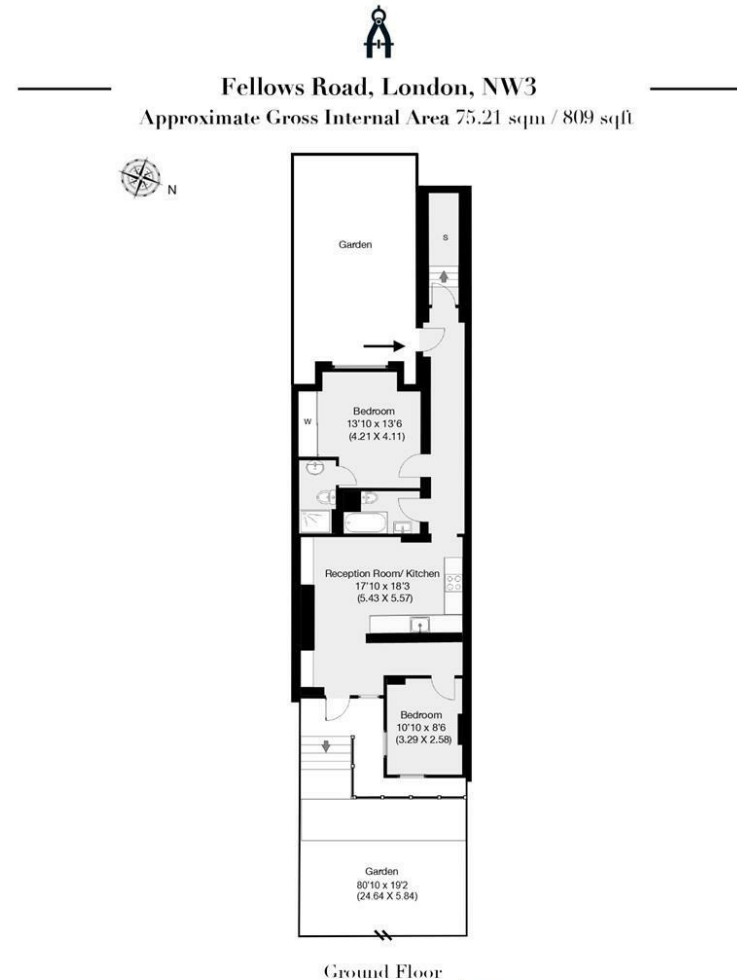
Floorplan & EPC

£775,000

IMPORTANT INFORMATION

Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**WAYNE
& SILVER**



THIS FLOOR PLAN IS PRODUCED FOR WAYNE & SILVER SUBMITTED BY ARCHIMEDIA web: www.archi-media.co.uk

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective buyer or lease. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figures given is initial guidance only and should be treated as such.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WAYNE & SILVER

41 Heath Street
Hampstead
London
NW3 6UA

wayne-silver.com

We would be delighted to tell you more
020 7431 4488
info@wayne-silver.com

Important Notice: Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.