

The Studio, Fellows Road  
London, NW3

WAYNE & SILVER



# The Property

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Exceptional, newly created 2/3 bedroom 2 bathroom garden apartment with terrace and external studio room.

Accessed via separate private entrance the 1902 sq ft of accommodation space (fully air-conditioned) in this brand new apartment is predominately split over two levels at the back of a semi-detached house. Ground floor living space includes entrance hallway flooded with natural light by thoughtfully designed skylights, double bedroom with bespoke fitted storage and desk and crittall doors leading to the garden plus fully fitted bathroom. Entering the showpiece reception/kitchen features a beautiful Italian Snaidero kitchen together with cosy living area which spans an impressive 32' front to back and furthering the crittall theme with doors leading to the garden.

First floor encompasses the principle suite; a luxurious space with fitted wardrobes, fully fitted en-suite bathroom and access to the spacious terrace with garden views.. Further storage space is offered above the main suite.

The 50' rear garden has been landscaped to be an extension of the accommodation space for entertaining and dining with patio area together with curated lawn space. At the rear extending the overall accommodation space is the flexible use studio room which includes bathroom..

Multiple transport links are within close distance with Swiss Cottage (Jubilee line) station 6 mins walk away. Amenities of Belsize Park and the popular England's lane are just a short walk away.

Chain free and available for immediate occupancy.

# Key Features

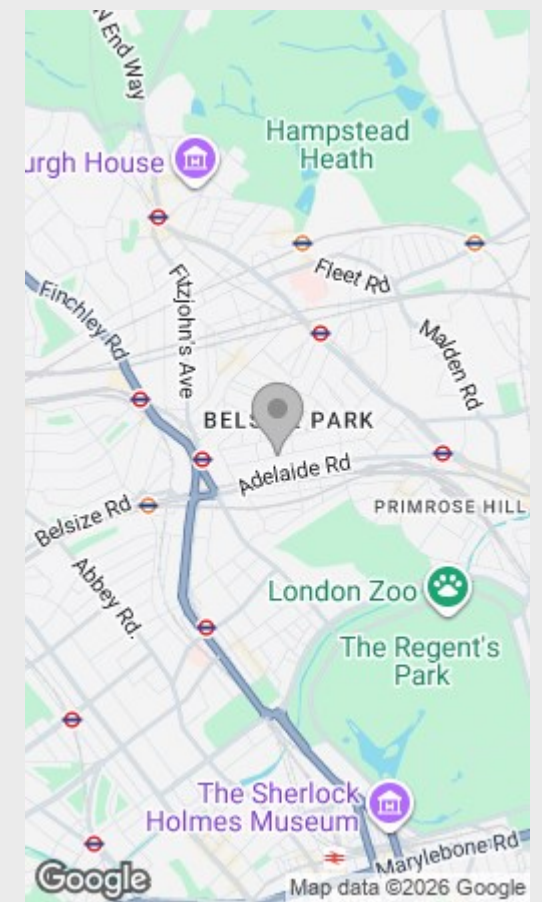
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- Newly refurbished apartment
- 1902 sq ft / 176.77 sq m
- Private entrance
- 2 bedroom 2 bathrooms
- Garden and Terrace
- Separate outbuilding
- Spacious kitchen / living room
- Share of Freehold
- Chain free





## Location





## Fellows Road

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OFFERS IN EXCESS OF  
**£2,000,000**

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BEDROOMS	BATHROOMS
<b>3</b>	<b>2</b>

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INTERNAL  
**1902.00 sq ft**

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EPC

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LOCAL COUNCIL	TAX BAND
<b>Camden</b>	<b>F</b>

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TENURE  
**Share of Freehold**

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# Floorplan & EPC

OFFERS IN EXCESS OF

# £2,000,000

## 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.

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Approximate Gross Internal Area 160.1 sqm / 1723 sqft.

Approximate Gross Internal Area Inc. Outbuilding 176.77 sqm / 1902 sqft.



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 for the gross internal floor area of the property as quoted within this plan and any figure given is only a guide and should be used as such by the purchaser.

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>		
(55-68) <b>D</b>		
(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	

# WAYNE & SILVER

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