

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

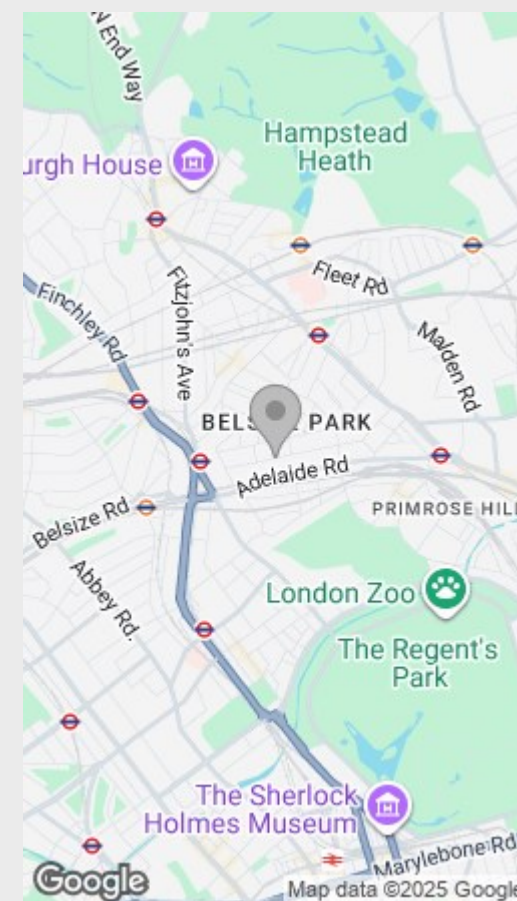






## Location

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## Fellows Road

£2,250,000

BEDROOMS

3

BATHROOMS

2

INTERNAL

1902.00 sq ft

EPC

LOCAL COUNCIL

Camden

TAX BAND

F

TENURE

Share of Freehold



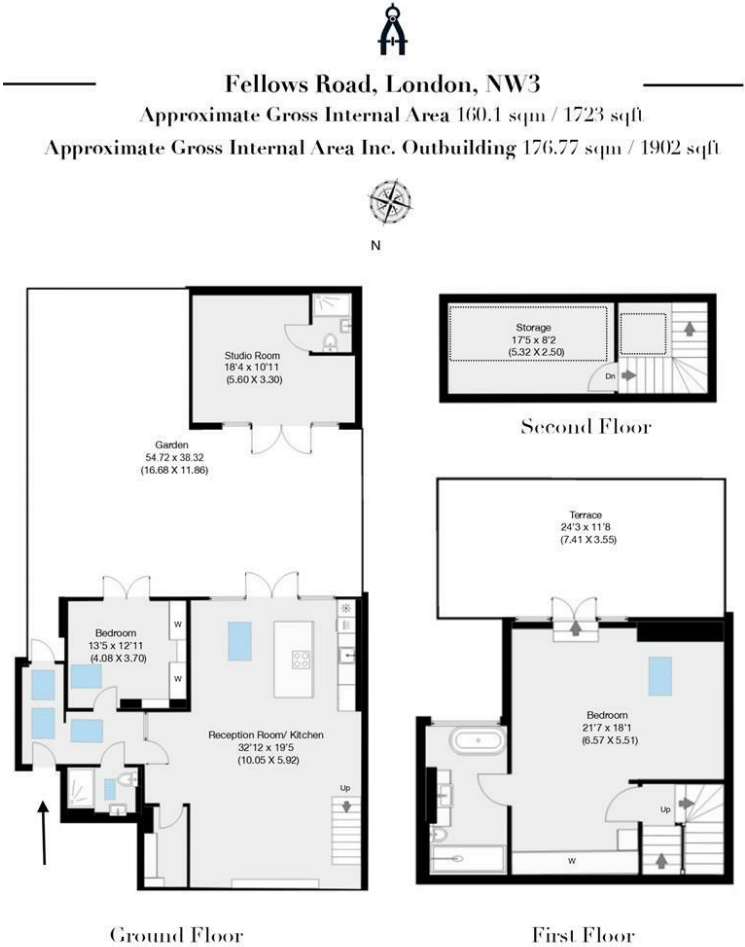
# Floorplan & EPC

£2,250,000

## IMPORTANT INFORMATION

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

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