



Fellows Road

Belsize Park, NW3

Asking Price £333,000

A large ground floor studio flat with the benefit of direct access to a communal garden.

The property is exceptionally well located just 0.1 miles from England's Lane - offering a selection of shops, cafes and restaurants, half a mile from Belsize Park Underground (Northern Line), half a mile from Swiss Cottage Underground (Jubilee Line), and 0.3 miles from the open acres of Primrose Hill.

CHESTERTONS



Fellows Road

Belsize Park, NW3

- Large ground floor studio flat
- Direct access to a communal garden
- 0.1 miles from England's Lane
- Half a mile from Belsize Park Underground
- Half a mile from Swiss Cottage Underground
- 0.3 miles from the open acres of Primrose Hill



Tenure: Leasehold 95 years 10 months remaining as of May 2026

Service Charge: £1,526 per annum

Ground Rent: £150 per annum

Local Authority: Camden

Council Tax Band: C

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | | |
| 39-54 | E | 49 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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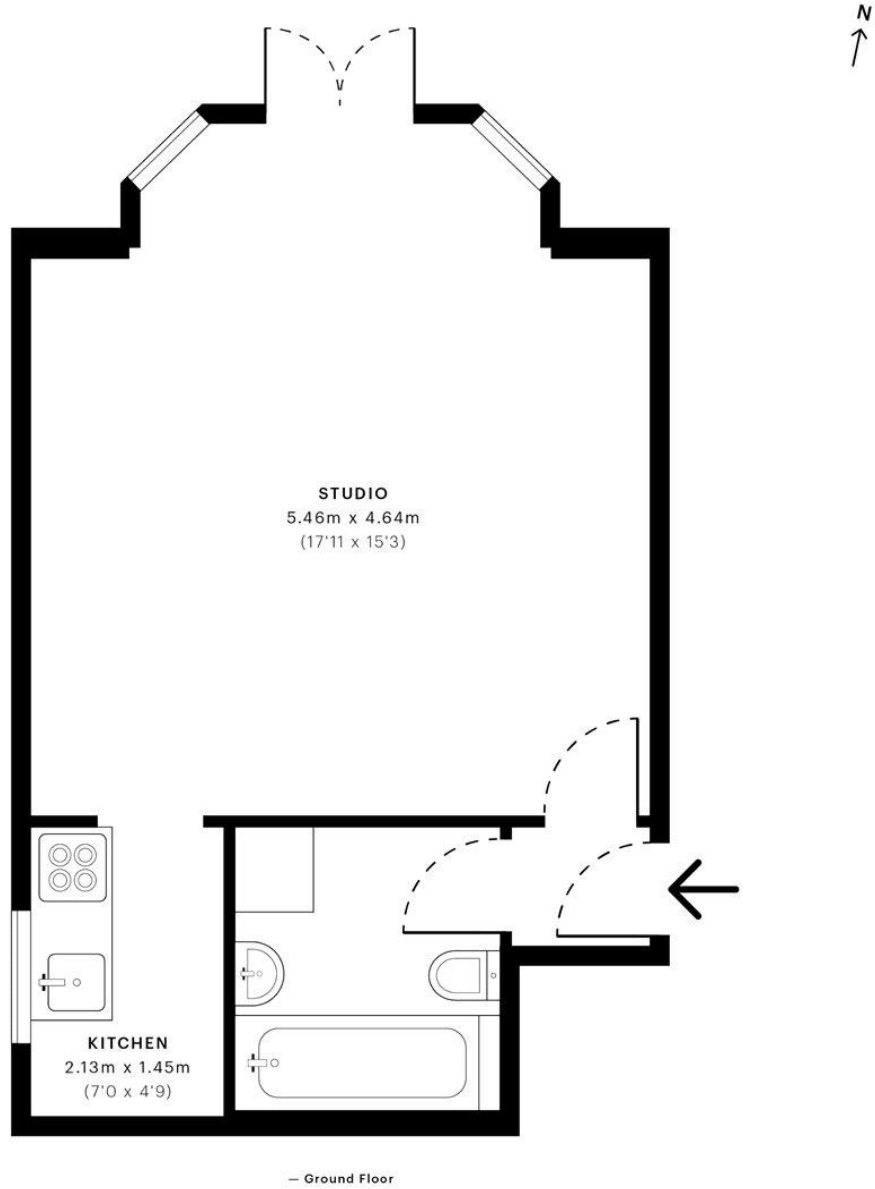


Fellows Road, NW3

CAPTURE DATE 16/06/2022 LASER SCAN POINTS 18,213,690

GROSS INTERNAL AREA

31.55 sqm / 339.60 sqft



 GROSS INTERNAL AREA (GIA)
The footprint of the property
31.55 sqm / 339.60 sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
30.59 sqm / 329.27 sqft

 EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

 RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 31.77 sqm / 341.97 sqft
IPMS 3C RESIDENTIAL 30.82 sqm / 331.74 sqft

SPEC ID 62a893c7120ee30dc3214195

