

Fellows Road
London, NW3

WAYNE & SILVER



The Property

A well-presented two-bedroom, two-bathroom ground floor apartment located in an excellent and sought-after area. The property is in very good decorative order throughout and features a spacious reception room. Additional benefits include direct access to communal gardens to both the front and rear.

Conveniently situated close to Swiss Cottage, Belsize Park and the amenities of England's Lane, this property offers a great opportunity for comfortable living in a prime location.

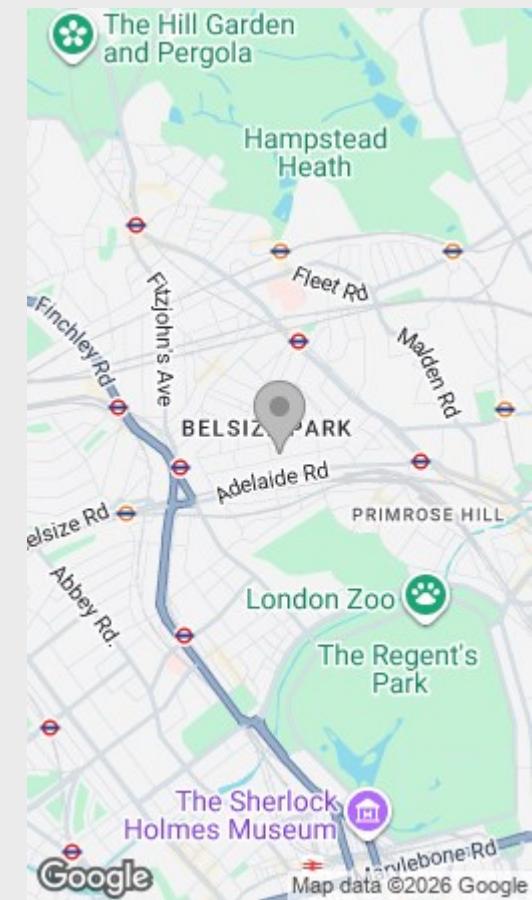
Key Features

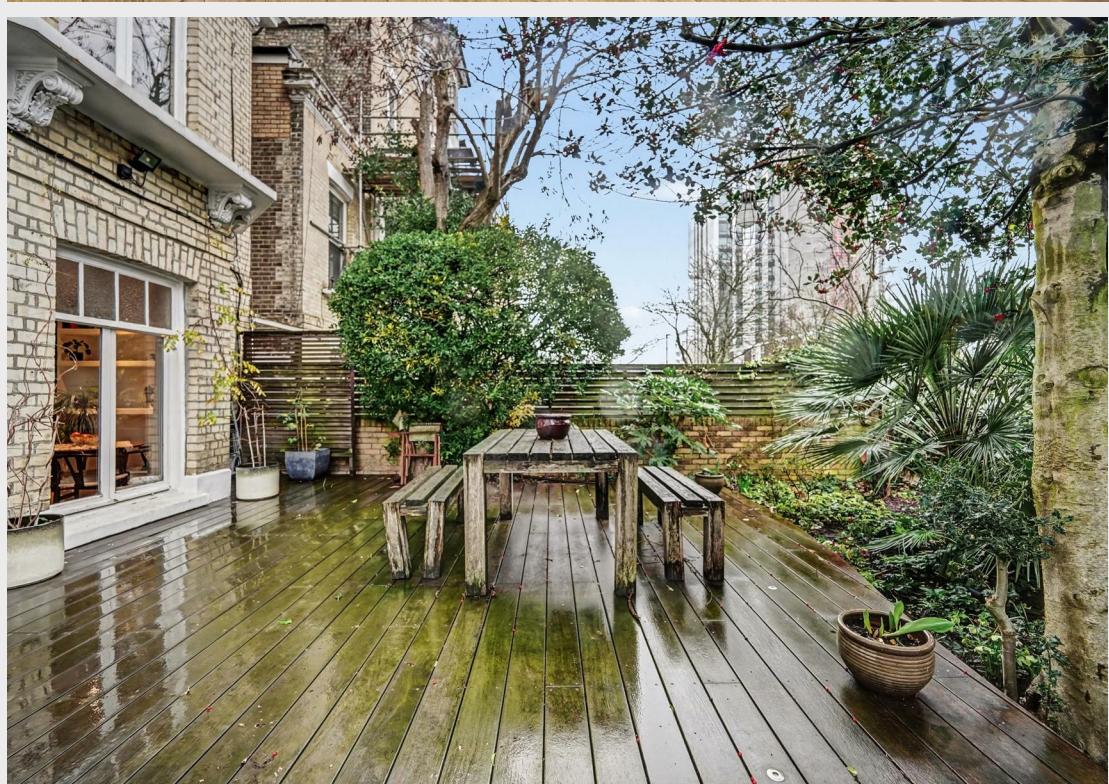
- Low service charge
- Communal gardens
- High ceilings throughout
- Hardwood flooring
- Share of Freehold





Location







Fellows Road

£1,100,000

BEDROOMS 2 BATHROOMS 2

INTERNAL
1049.00 sq ft

EPC
D

LOCAL COUNCIL
Camden TAX BAND
F

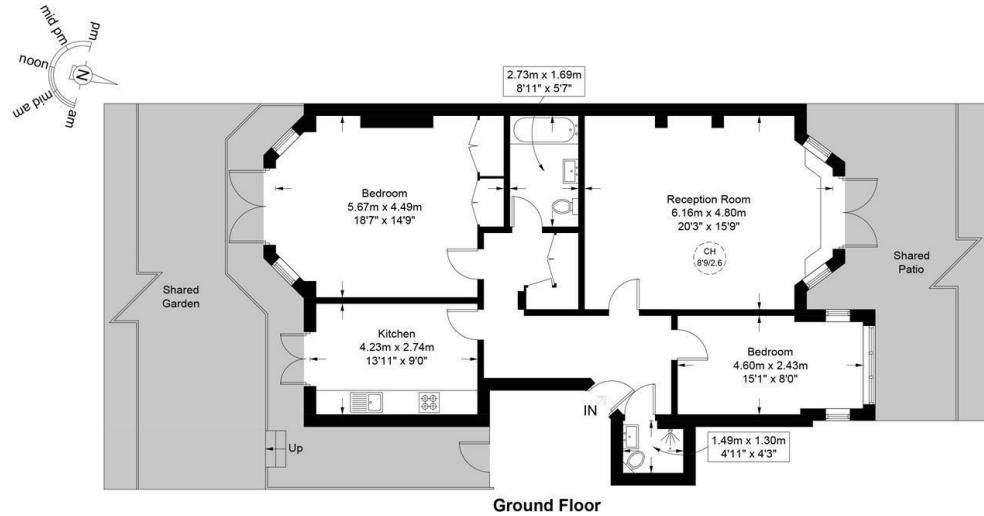
TENURE
Share of
Freehold YEARS REMAINING
n/a

Floorplan & EPC

£1,100,000

Fellows Road, NW3

Approximate Gross Internal Area = 1049 sq ft / 97.5 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

WAYNE & SILVER

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