



**BEAUCHAMP  
ESTATES**

**Fellows Road**

BELSIZE PARK





A well presented family house tucked away just off Fellows Road in Belsize Park.

 3  2

## Exterior

The house is positioned just off Fellows Road and benefits from direct access to a well maintained communal garden, providing a sense of openness rarely found in this part of NW3. A private balcony extends the living space externally, while off-street parking for two cars offers a practical advantage in an area where secure parking is limited.

## Highlights

- Communal garden
- Wood flooring
- Off-street parking for two cars





## Interiors

Arranged over three floors, the accommodation is well considered and balanced. The first floor is dedicated to a full-width reception room with wood flooring, creating a defined entertaining space. The ground floor comprises an open plan kitchen and dining room, forming the core of everyday living, alongside a separate office and additional reception space. The upper floor provides a principal bedroom suite with ensuite and walk-in wardrobe, complemented by further bedrooms and a family bathroom, offering a layout suited to both family use and guests.

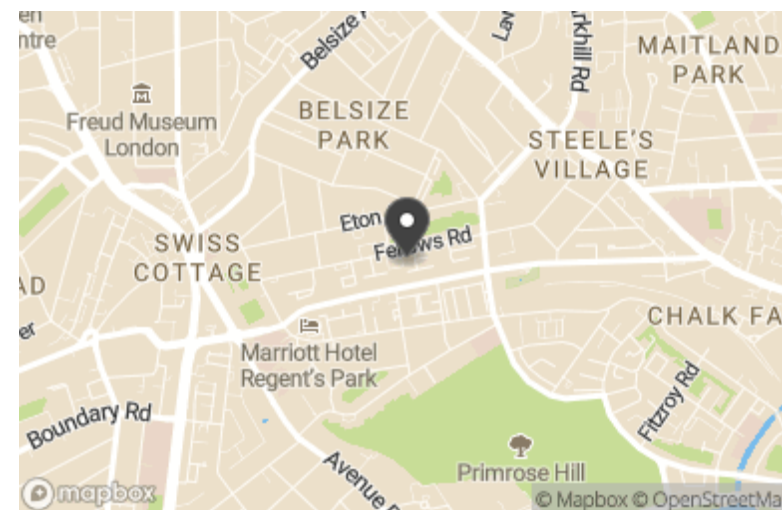


## Features

- Balcony
- Off Street Parking

## Location

The property is located in NW3 within close proximity to Swiss Cottage and Chalk Farm Underground stations, providing access to the Jubilee and Northern lines. Primrose Hill and Belsize Park are nearby, offering green space and a range of local amenities, placing the house within a well connected and established residential setting.



# Terms

Price: £1,500,000

Tenure: Freehold

Local Authority: camden

Council Tax: G

## Approximate Gross Internal Area 1685 sq ft - 157 sq m

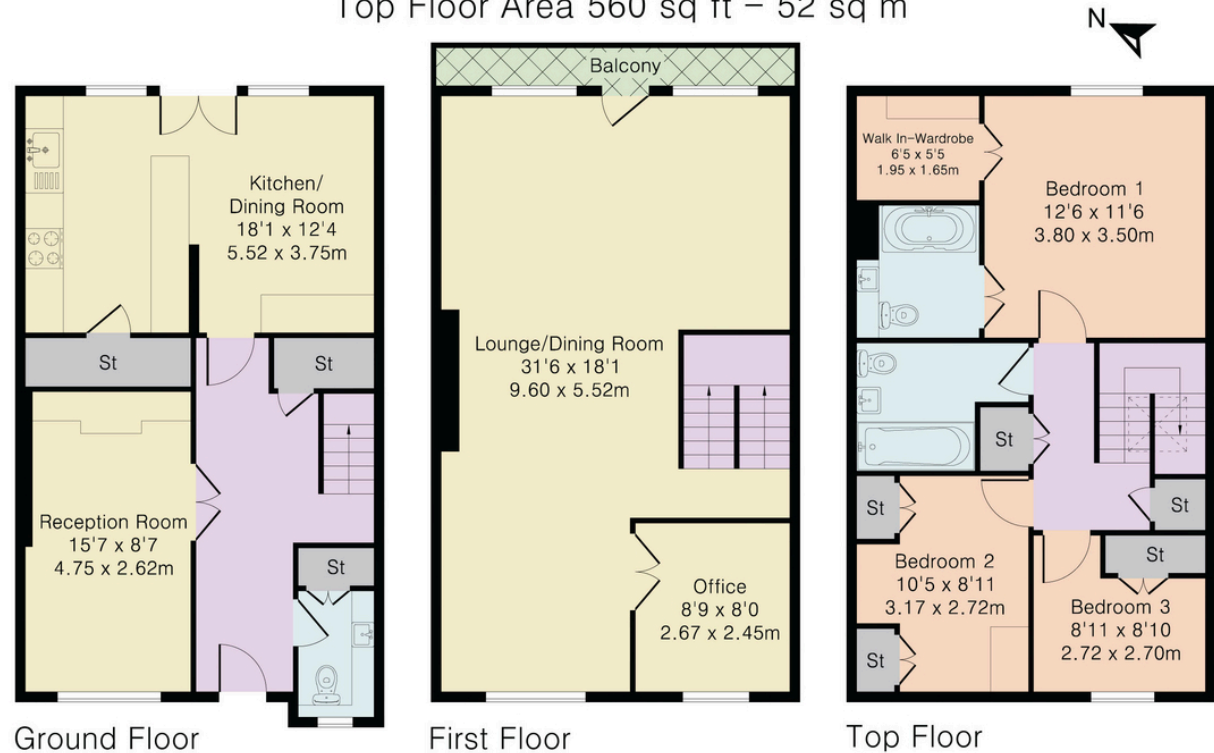
Ground Floor Area 565 sq ft – 53 sq m

First Floor Area 560 sq ft – 52 sq m

Top Floor Area 560 sq ft – 52 sq m

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>			
<p>(92+) <b>A</b></p>		<p>(92+) <b>A</b></p>	
<p>(81-91) <b>B</b></p>		<p>(81-91) <b>B</b></p>	
<p>(69-80) <b>C</b></p>		<p>(69-80) <b>C</b></p>	
<p>(55-68) <b>D</b></p>		<p>(55-68) <b>D</b></p>	
<p>(39-54) <b>E</b></p>		<p>(39-54) <b>E</b></p>	
<p>(21-38) <b>F</b></p>		<p>(21-38) <b>F</b></p>	
<p>(1-20) <b>G</b></p>		<p>(1-20) <b>G</b></p>	
<p>Not energy efficient - higher running costs</p>		<p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England, Scotland &amp; Wales</p>		<p>England, Scotland &amp; Wales</p>	
<p>EU Directive 2002/91/EC</p>		<p>EU Directive 2002/91/EC</p>	

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