



# Fellows Road

Belsize Park, NW3

£1,750 per month  
(£403.85 per week)

\*VIDEO TOUR AVAILABLE\*. A lovely ground floor studio apartment with shared garden in this smart period conversion in Belsize Park (Northern Line), walking distance to fashionable Primrose Hill and walking distance to Swiss Cottage (Jubilee Line). Accommodation comprises reception room, open plan kitchen, double bedroom, bathroom. Sole Agent.

**CHESTERTONS**



# Fellows Road

## Belsize Park, NW3

- A Lovely Ground Floor Studio Apartment in Period Conversion
- 1 Bedroom, 1 Bathroom, Reception, Kitchen
- Shared Garden
- Excellent Location in Belsize Park (Northern Line), Walking Distance to Swiss Cottage (Jubilee Line)



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<b>Minimum Term:</b>	12 months
<b>Deposit Required:</b>	£2,019.23
<b>Local Authority:</b>	London Borough Of Camden
<b>Council Tax Band:</b>	C
<b>EPC Rating:</b>	E
<b>Furnished</b>	

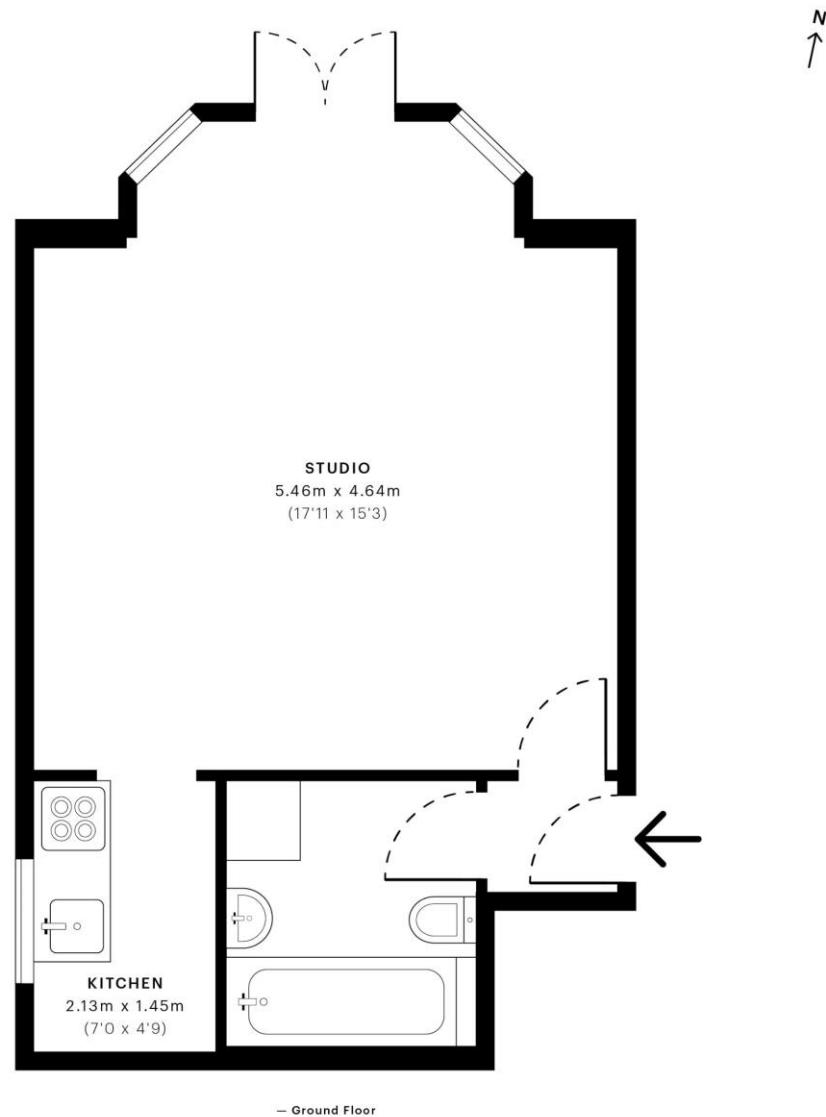
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (82-100)	A	80
(81-91)	B	
(69-80)	C	
(55-58)	D	49
(50-54)	E	
(21-36)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

### Chestertons Hampstead Lettings

55-56 Hampstead High Street  
Hampstead  
London  
NW3 1QH  
[hampsteadlettingsusers@chestertons.co.uk](mailto:hampsteadlettingsusers@chestertons.co.uk)  
02077941125  
[chestertons.co.uk](http://chestertons.co.uk)

Additional tenant charges apply (fees apply to non-AST tenancies only)  
Tenancy Agreement Fee: £300  
References per Tenant/Guarantor: £60  
Inventory check (approx. £100 – £250 inc. VAT)  
[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)



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