



Fellows Road

Belsize Park, NW3

Asking Price £465,000

A ground floor one bedroom 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

- One bedroom ground floor 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
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		
55-68	D		
39-54	E	42 E	51 E
21-38	F		
1-20	G		

Chestertons Hampstead Sales

55-56 Hampstead High Street
Hampstead
NW3 1QH
hampstead@chestertons.co.uk
020 7794 3311
chestertons.co.uk

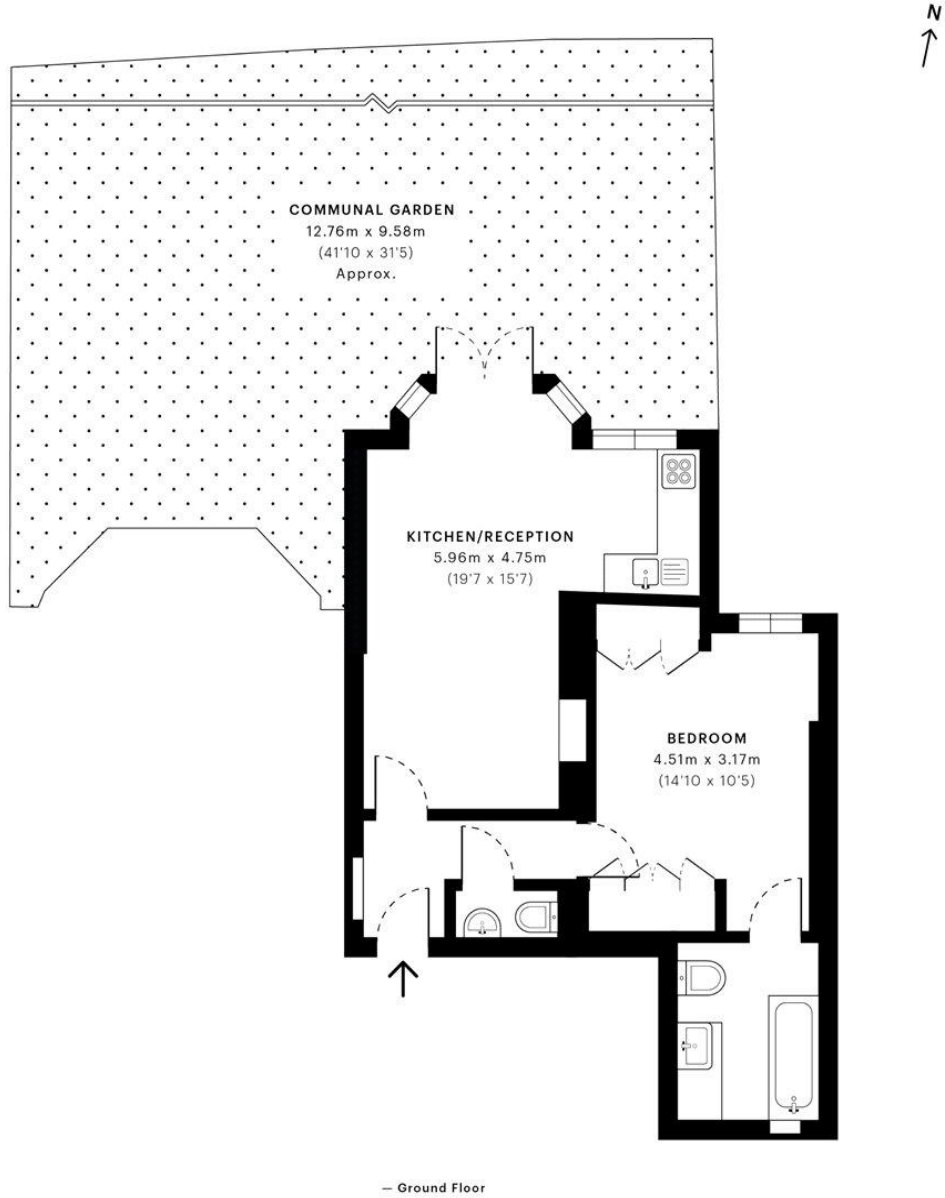


Fellows Road, NW3

CAPTURE DATE 09/03/2022 LASER SCAN POINTS 3,197,890

GROSS INTERNAL AREA

45.88 sqm / 493.85 sqft



 **GROSS INTERNAL AREA (GIA)**
The footprint of the property
45.88 sqm / 493.85 sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features
Includes washrooms, restricted head height
42.43 sqm / 456.71 sqft

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

 **RESTRICTED HEAD HEIGHT**
Limited use area under 1.5m
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 45.88 sqm / 493.85 sqft
IPMS 3C RESIDENTIAL 42.43 sqm / 456.71 sqft

SPEC ID: 622604528409740d8bbf3bd0

