



Viewings by appointment
0207 483 2611

abbey
properties

Fellows Road, NW3 3LJ

£1,450,000*fees apply



An exceptional, very large and spacious, 3/4 bedroom and 1/2 reception, 2 bathroom ground floor apartment with private front and rear garden and own private gated entrance.

Occupying the whole of the ground floor and offering close to 1500 sq ft of lateral space, the property has undergone complete refurbishment throughout to provide a stunning home.

Situated in a smart period building in Belsize Park only moment from Englands Lane.

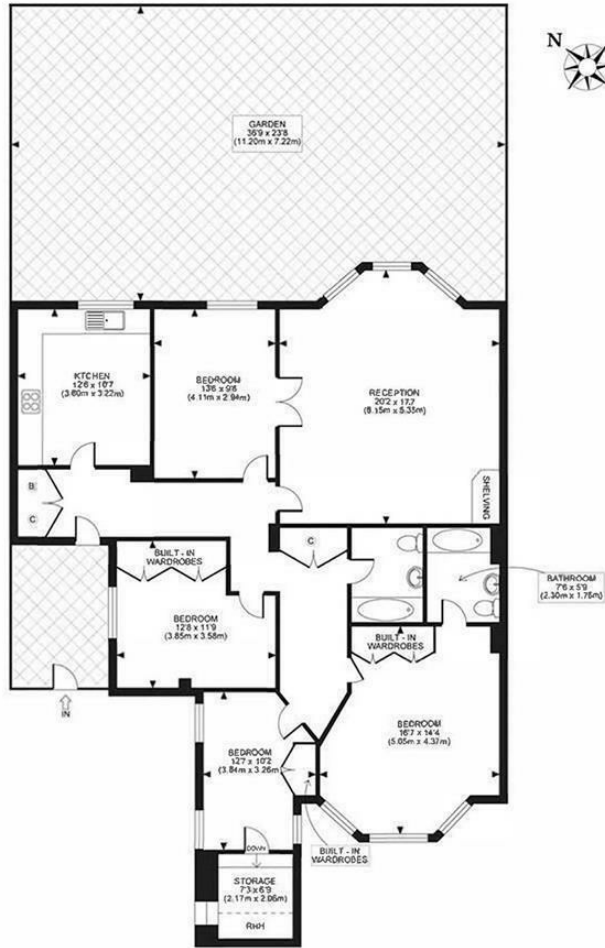
Tenure: Leasehold, 125 years remaining

Service charge: £900pa

Ground rent: £200pa



FELLOWS ROAD, NW3
 TOTAL APPROX. FLOOR PLAN AREA 1462 SQ.FT (136 SQ.M.)
 (INCLUDING RESTRICTED HEAD HEIGHT)
 GROUND FLOOR



All measurements walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor zentuvo
 www.zentuvo.co.uk



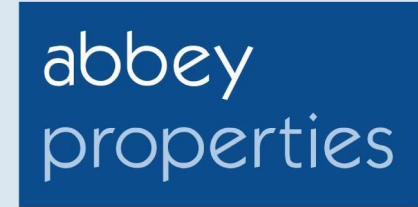
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D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

Viewings by appointment
 0207 483 2611

7-8 Regency Parade
 London, NW3 5EG

lettings@abbeyproperties.co.uk

www.abbeyproperties.co.uk



*All Fees stated are inclusive of VAT

(calculated at 20%)

Referencing Fee: £29.50 per applicant

Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).

Administration fees: £107 per property

Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.

