

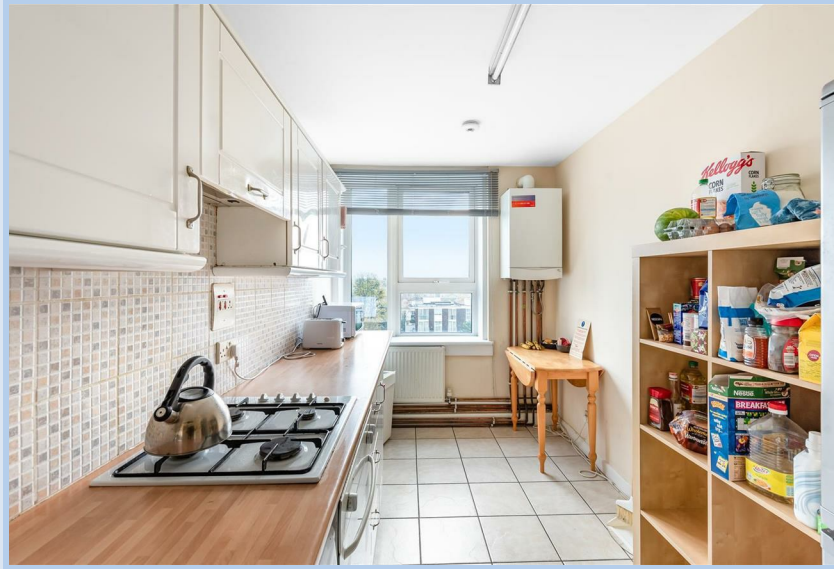


Viewings by appointment
0207 483 2611

abbey
properties

Fellows Road, NW3 3JR

£450,000*fees apply



Large two double bedroom apartment, over 750 sq ft (70m) situated in the Chalcot Estate in the heart of Swiss Cottage.

The property has been recently decorated and is in good order throughout, benefiting from lots of storage and great south facing views over the City of London.

Swiss Cottage and Belsize Park is only a short stroll away with it's bars and restaurants on the popular Englands Lane as well as Finchley Road. The property makes a fantastic rental investment or end user opportunity.

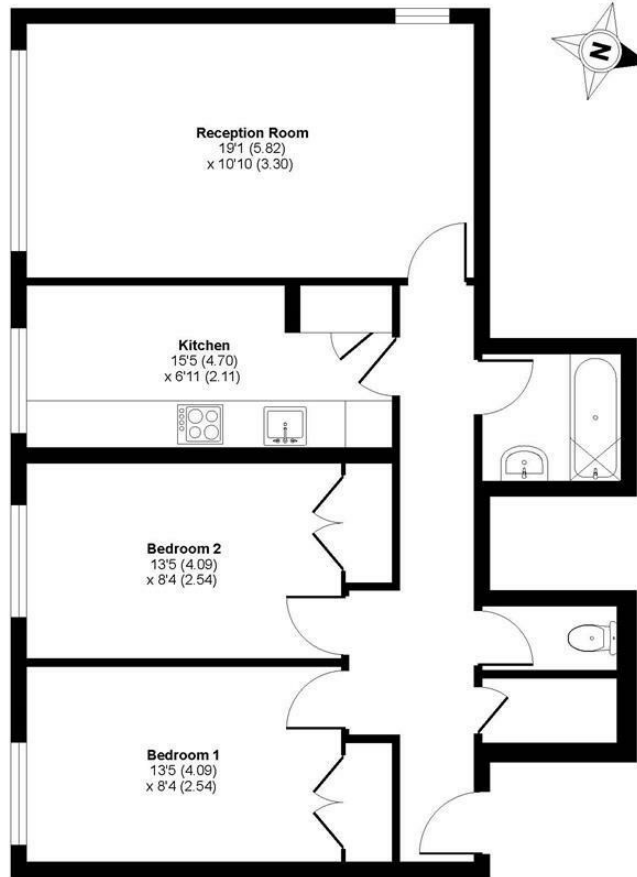
Leasehold Property 133 years remaining
Service Charge: £950 per annum
Ground rent: £25 per annum



Burnham, London, NW3

Approximate Area = 753 sq ft / 70 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for NicheCom Demo. REF: 656890



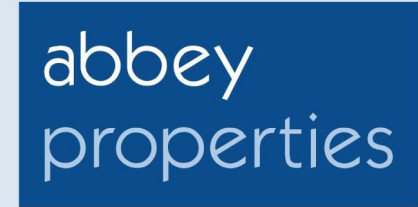
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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*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.