



Fellows Road, London, NW3

Guide Price: £600,000

Benham
& Reeves

Fellows Road, London, NW3

 Studio

 1 Bathroom (s)

 Leasehold

A unique opportunity to acquire a wonderful unmodernised artist's studio. The flat forms part of an attractive semi-detached period building featuring stone mullion windows.

The former artist's studio has wonderful proportions measuring approximately 25' x 22' and featuring an incredible 17' ceiling height, providing excellent volume. The apartment is approached via its own private entrance and features sole use of a private 68' rear garden. There is a separate kitchen and bathroom, and a temporary raised sleeping platform arrangement is currently in place.

Fellows Road is a popular road within easy reach of Swiss Cottage, Primrose Hill and Belsize Park with their multiple shopping and transport facilities, including Swiss Cottage (Jubilee line - Zone 2) and Belsize Park (Northern line - Zone 2) stations.





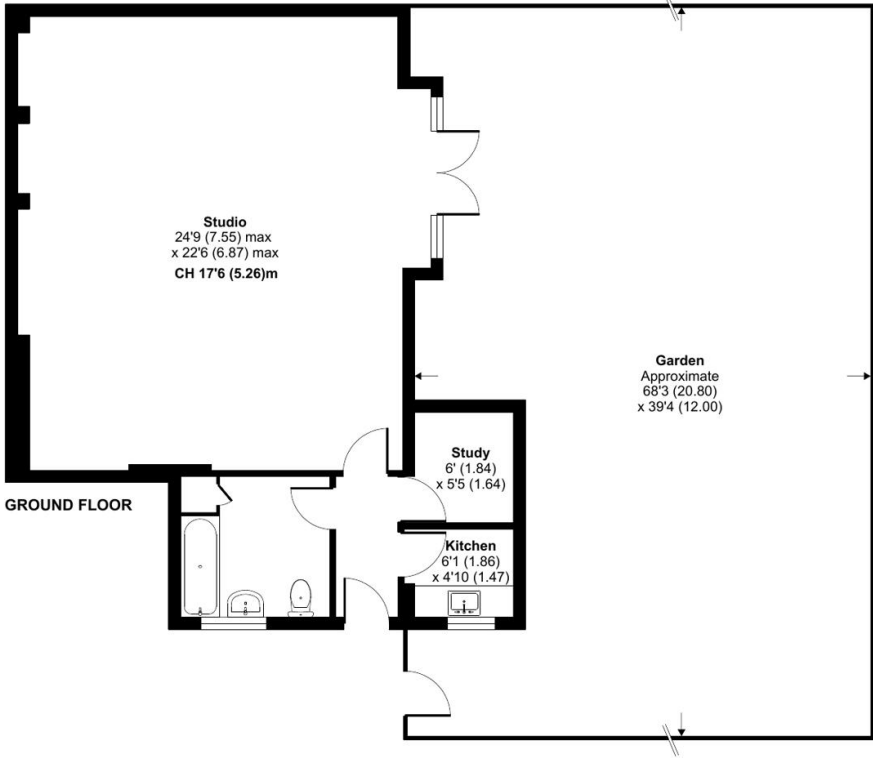
Property Features:

- 25' x 22' Studio Room
- 17'6" Ceiling Height
- Private Garden
- Separate Kitchen
- Bathroom
- Private Entrance
- Chain Free



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Approximate Area = 699 sq ft / 64.9 sq m
 For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Guide Price:	£600,000
Tenure:	Leasehold Expires 17/10/2156 Approximately 130 Years Remaining
Ground Rent:	Peppercorn
Service Charge:	£2,518.80 (per annum)

Viewings:

All viewings are by appointment only through our Hampstead Office.

Our reference: HAM250148

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