



Fellows Road  
Swiss Cottage, NW3 3LJ

<b>Kitchen/Reception</b>	<b>Storage Room</b>
22' x 14'9	10'6 x 5'10
6.71m x 4.50m	3.20m x 1.78m

**Bedroom 1**  
15'1 x 14'9  
4.60m x 4.50m

**Bedroom 2**  
12'6 x 7'10  
3.81m x 2.39m

A fantastic two bedroom raised ground floor garden flat (723 ft2 / 67 m2) in Swiss Cottage.

The property is located in an impressive conversion on Fellows Road and offers a very large open plan reception with modern kitchen and floor to ceiling bay window, master bedroom with ensuite shower room, second double bedroom, bathroom and separate 60 ft 2 storage room.

The flat also benefits from direct access to a private segment of the rear garden.

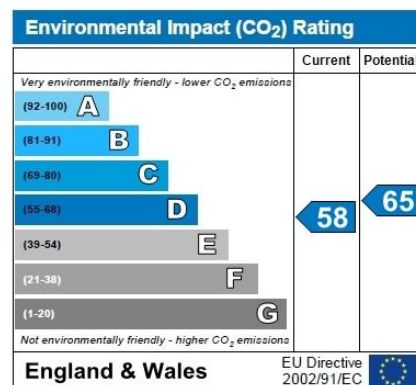
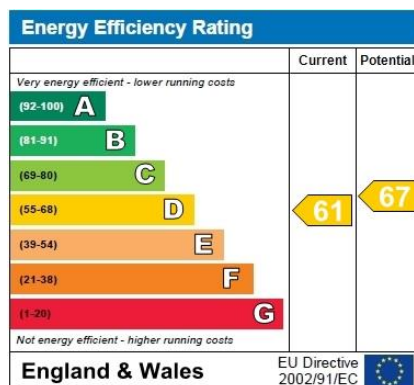
The property is ideally located near to Swiss Cottage Jubilee Line station which offers access to Bond Street in just 6 minutes.

Leasehold - 155 years remaining

**Asking Price £750,000**  
Leasehold

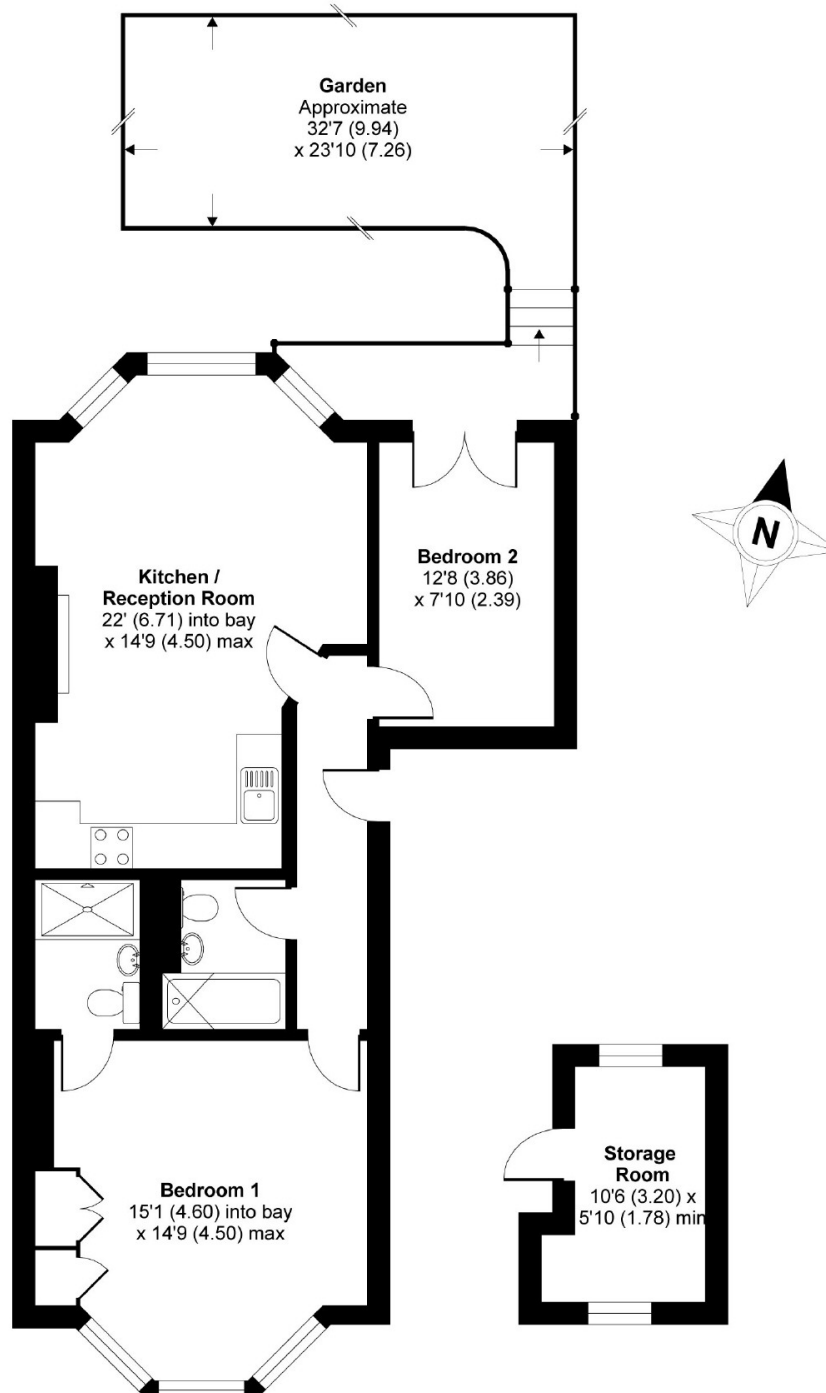






## Fellows Road, London, NW3

APPROX. GROSS INTERNAL FLOOR AREA 723 SQ FT 67.2 SQ METRES (EXCLUDES OUTBUILDING)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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