

Fellows Road, Swiss Cottage, NW3 £6,500,000 null

A unique and contemporary family home extending to over 7,000 sq ft which has been newly built to 'shell & core' requiring interior fit-out.

Whilst the layout and design can be amended to suit an alternative lifestyle.

The current layout comprises six bedrooms, six-bathroom and expansive entertaining space across three reception rooms. The house also provides an indoor swimming pool, private parking, and extensive gardens. The lower floor, whilst subterranean, has high ceilings and excellent light provided by a wraparound lightwell and numerous skylights.

Fellows Road is conveniently located within 100 meters of Swiss Cottage Underground Station and the vast range of shops, cafes and restaurants on Finchley Road. It is also located within 0.6 miles of Primrose Hill and 0.6 miles of Regents Park.



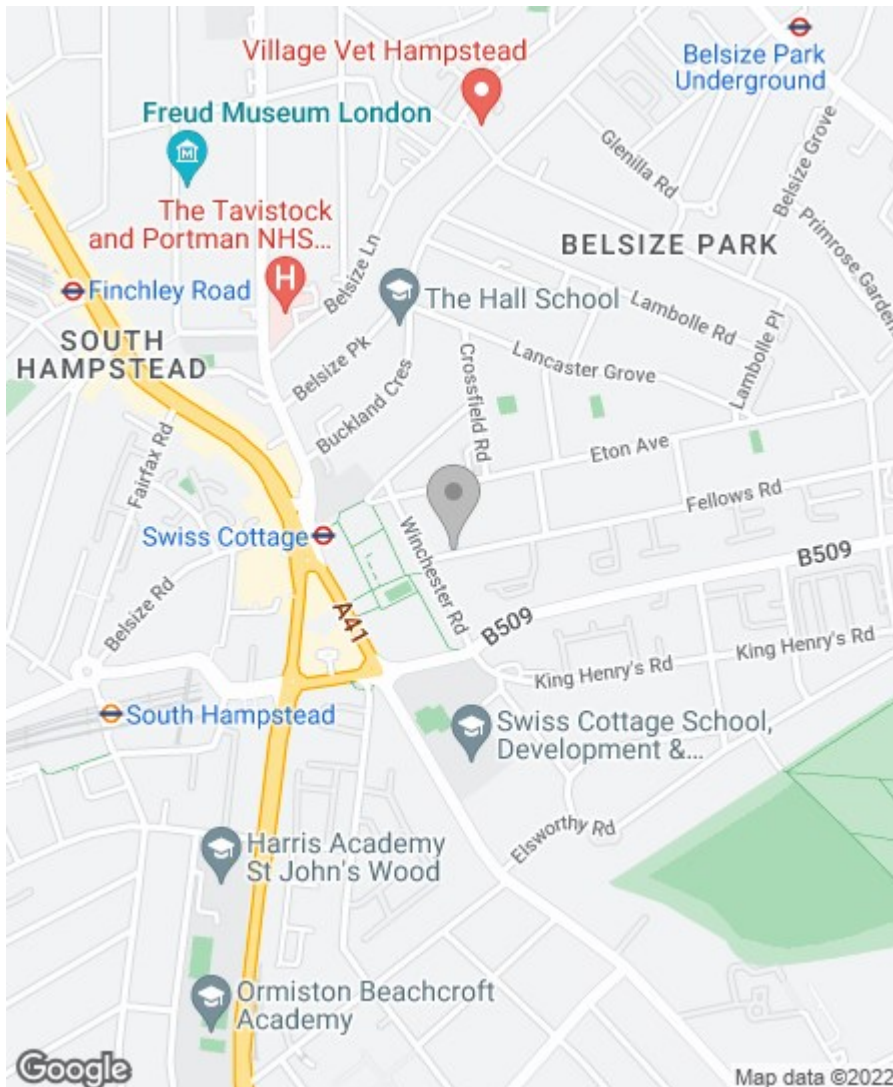
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FLOOR PLAN**

Property Overview

Location	Swiss Cottage, NW3
Price	£6,500,000
Bedrooms	6
Bathrooms	6
Receptions	2
Council	
Tax Band	
Furnishing	null

Key Features

- over 7000 sq ft
- Indoor swimming pool
- Shell & Core Currently
- Three Reception Rooms
- High Ceilings
- Excellent light
- Private Parking
- Great Location



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

