



Viewings by appointment
0207 483 2611

abbey
properties

Fellows Road, NW3 3LJ

£6,500 *fees apply



An exceptional, very large and spacious, 4 bedroom, 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.

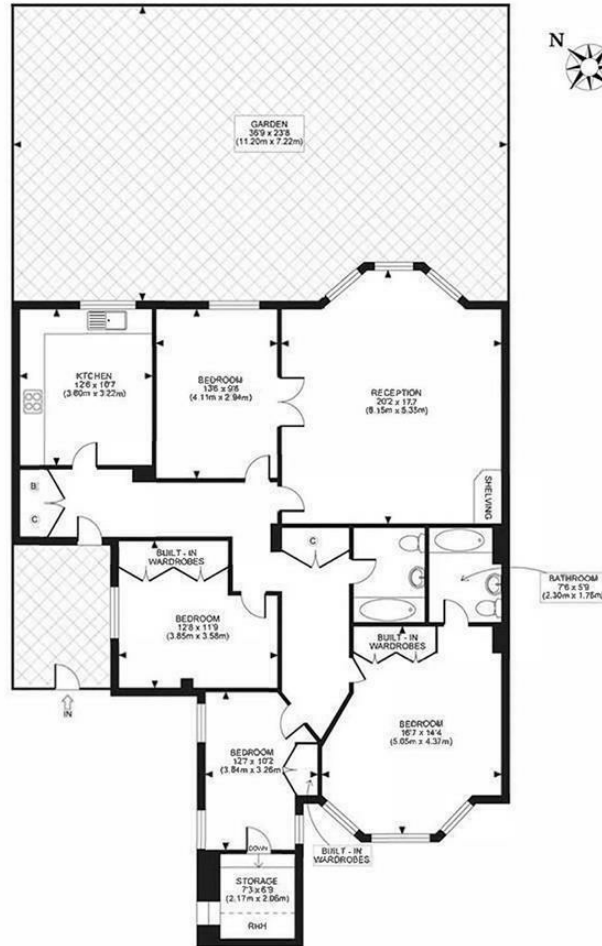
Situated in a smart period building in Belsize Park only moment from Englands Lane.

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1 8 7 0 9 7 4). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 0 9 7 7 8 0 1 9 7. We charge no administration fees to tenants.



abbey
properties

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

- Four double bedrooms
- Private garden

- Large reception
- Off street parking



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			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

abbey
properties



*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.