



## Fellows Road, Swiss Cottage, NW3

We are delighted to offer for sale this tastefully presented two double bedroom flat situated on the 2nd floor of this popular & sought after purpose built block. The flat benefits from two double bedrooms with built in wardrobes, fitted kitchen, L-shaped reception room & a modern stylish bathroom. The flat benefits from the rare advantage of a garage, use of the communal gardens & there is a lift. Lease 932 years remaining & Share of the Freehold.

We are delighted to offer for sale this tastefully presented two double bedroom flat situated on the second floor of this popular and sought after purpose built block. The flat benefits from two double bedrooms with built in wardrobes, fitted kitchen, L-shaped reception room and a stylish modern bathroom. The flat benefits from the rare advantage of a garage, use of the communal gardens and there is a lift. The flat has a long lease of 999 years from 29/9/1958 so 932 years remaining and a Share of the Freehold, the service charge is £3,240 and there is a reserve fund currently £130,000 in credit. The property is conveniently situated within walking distance of Swiss Cottage tube station (Jubilee line) and therefore close to the Finchley Road, where there are many cafes, restaurants' and an abundance of shopping facilities including Waitrose, Sainsbury's and Marks and Spencer, as well as the facilities in the O2 centre. Sole agent. Viewing highly

**£695,000**

### Features

- ✓ Two double bedrooms
- ✓ Fitted kitchen
- ✓ L shaped reception room
- ✓ Modern bathroom
- ✓ Communal Gardens
- ✓ Lift
- ✓ Lease 999 years from 29/9/1958 so 932 years remaining
- ✓ Nil ground rent

recommended.



2 Bedrooms



1 Reception



1 Bathroom



Residents car  
parking permit  
available to  
purchase from  
local authority



Communal  
Garden