

HADLEIGH
RESIDENTIAL



FELLOWS ROAD, NW3

£2,395,000 LEASEHOLD

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STUNNING GARDEN MAISONETTE | THREE BEDROOMS | ARCHITECTURALLY DESIGNED | SPECTACULAR 40' RECEPTION ROOM | OPEN PLAN KITCHEN | MASTER BEDROOM SUITE | STUDY | CINEMA ROOM | UTILITY ROOM | GARDEN | PATIO | HIGH CEILINGS | OVER 2500 SQ FT | PRIVATE ENTRANCE | EXCELLENT LOCATION |

DESCRIPTION

An absolutely stunning three bedroom garden maisonette occupying two floors of this impressive semi detached Victorian house providing over 2500 sq ft of stylish, flexible and architecturally designed living space. Particular features include a spectacular 40' open plan reception room / kitchen dining room with floor to ceiling glass sliding doors leading to a two tiered patio garden. The apartment also boasts high ceilings throughout, a generous master bedroom with en-suite bathroom and dressing room, study, cinema room and utility room. Ideally located just a short stroll from the open spaces of Primrose Hill Park and the popular shops and cafes of Englands Lane.



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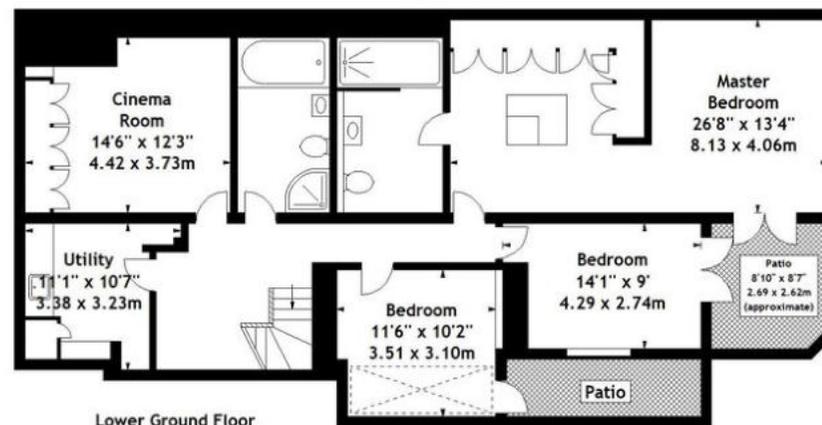
INTERNAL AREA:
2,535 SQ FT / 236 SQ M

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	Directive 2002/91/EC	



Ground Floor



Lower Ground Floor

Illustration For Identification Purposes Only. Not To Scale
* As Defined by RICS - Code of Measuring Practice
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