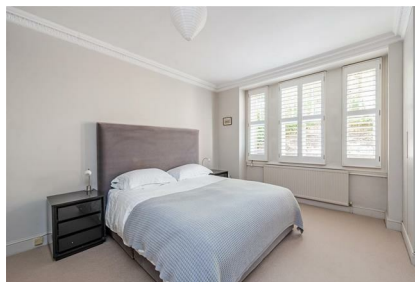


# Parkheath

*Sold on Service*

**Fellows Road NW3**  
**£625,000**



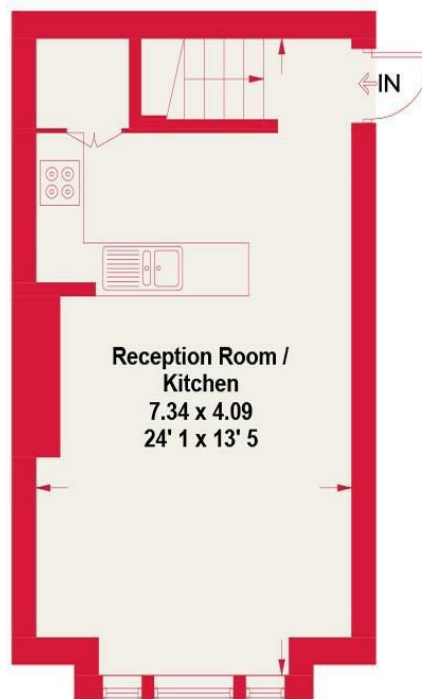
Fantastic one bedroom maisonette  
Situated on the raised and lower ground floors  
Impressive entertaining area  
High ceilings, sash windows and wood flooring  
Excellent feeling of light and space

Spanning over 700 sq ft  
Handsome double fronted period conversion  
Elegant 20' open plan reception  
14' bedroom with built-in wardrobes  
Spacious bathroom

Belsize Park Office 020 7431 3104



**Lower Ground Floor**  
393 sq ft / 36.5 sq m



**Raised Ground Floor**  
313 sq ft / 29.1 sq m

**Fellows Road**

**Approximate Gross Internal Area = 706 sq ft / 65.6 sq m**

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 gross internal floor area of the property if quoted on this plan and any figure given is initial guidance only and should not be relied on as a basis of valuation.

**Kinleigh Folkard & Hayward**



The particulars do not constitute part of an offer or contract. The particulars, including text, photographs and plans, are for the guidance only of prospective purchasers/tenants and must not be relied upon as statements of fact. The descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact. Nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise or that any services or facilities are in good working order. All measurements are approximate