



Fairfax Road, NW6
£980 per week , Share of To be advised

Anderson//Rose





£980 per week

Available 18th August, fully furnished

Ref PCL230088

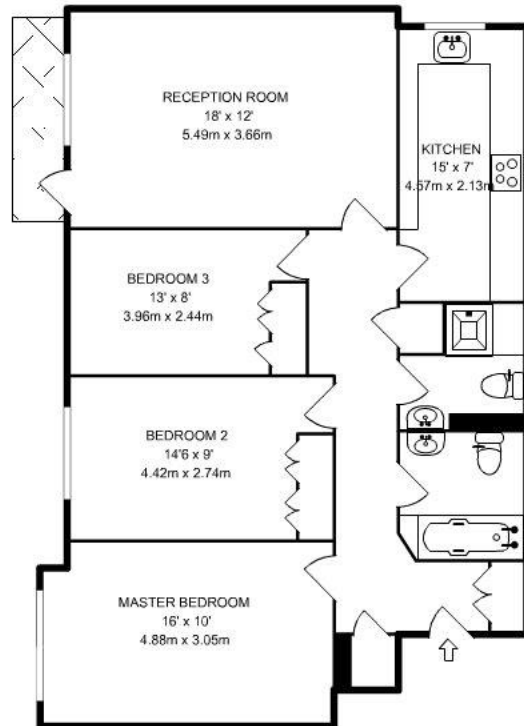
Fairfax Road, NW6

This is a well-presented lateral apartment with generous room proportions throughout. The flat is situated on the fourth floor of Byron Court which is a secluded private block set on a leafy street and conveniently located moments away from Swiss Cottage.

The property has been subject to a recent extensive refurbishment finished to a very high standard and comprises of a large reception room leading onto a private balcony, three double bedrooms, two bathrooms, a separate modern kitchen with state-of-the-art appliances and plenty of storage. The property further benefits from the building's passenger lift,

porter, parking, air conditioning and an allocated underground parking space by separate negotiation.

Byron Court is located on Fairfax Road, which is nestled between The Finchley Road & Swiss Cottage. Fairfax Road has a parade of shops, restaurants, and convenience stores literally on your doorstep. In addition to this the Finchley Road's world class amenities, with its array of exceptional shops, cafes and restaurants including the O2 Leisure complex is less than 0.3 miles away. Both Finchley Road & Swiss Cottage tubes are around the corner (the latter being the closest) and provide excellent transport links across the capital.



FOURTH FLOOR GROSS INTERNAL FLOOR AREA
939 SQ FT/87.26 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.