



**Burnell Block, Fellows Square, NW2 6DN**

Price:

£ 449,000

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Price: £ 449,000 2 bedroom house

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## OVERVIEW

**\*PRICED TO SELL\*** Two bedroom two bathroom apartment with Parking! Spread over (728 Sq. Ft) plus (73 Sq. Ft Winter Garden) Favorable West aspect views over the landscaped courtyard and gardens. Available for sale in Fellows Square, Cricklewood, London, NW2.

Fellow Square located moments from Newtown Centre, Riverside Park and the Cinema further benefiting from Thameslink station (Under 5 minutes walk away) this will make getting about even easier and it's all happening within minutes of Fellows Square.

## KEY FEATURES

- Completing Soonr1 Parking Space Includedr73 sqft Winter GardenrFavorable West AspectrViews Over The Landscaped GardensrDeveloper: FabricarEst Ground Rent £370 parEst Service Charge £3.80 psfrTenure: Leasehold 999 YearsrCompletion Due May/June 2018

### Apartments 9, 10<sup>1</sup>, 15, 16<sup>2</sup>, 21, 2 bedroom

Living/Kitchen/Dining	Apt 9, 15, 21	23' 6" x 11' 2"	72 m x 34 m
Living/Kitchen/Dining	Apt 10, 16, 22	23' 6" x 9' 8"	72 m x 3 m
Master Bedroom		15' 1" x 9' 2"	46 m x 28 m
Bedroom 2		15' 1" x 6' 6"	46 m x 2 m
Total Internal area		728 sq ft	676 sq m
Winter Garden		731 sq ft	68 sq m
Terrace	Apt 22	2045 sq ft	19 sq m

<sup>1</sup> Denotes handed Apt



<sup>1</sup> Column not present in Apt 10, 16, 22

