

**Fairfax Road, NW6**  
£750 per week, Furnished and available 02<sup>nd</sup> December

Anderson//Rose







**£750 per week**

Furnished and available from the  
02<sup>nd</sup> December

Ref PCL250013

## Fairfax Road, NW6

This is a well-presented lateral apartment with generous room proportions throughout. The flat is situated on the second 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 furnished and finished to a very pleasant standard and comprises of a large reception room leading onto a private balcony, two very large double bedrooms with plenty of wardrobe space, large bathrooms, good sized guest cloakroom, and a separate modern kitchen with state-of-the-art appliances and plenty of storage. The property further benefits from the building's passenger lift, live

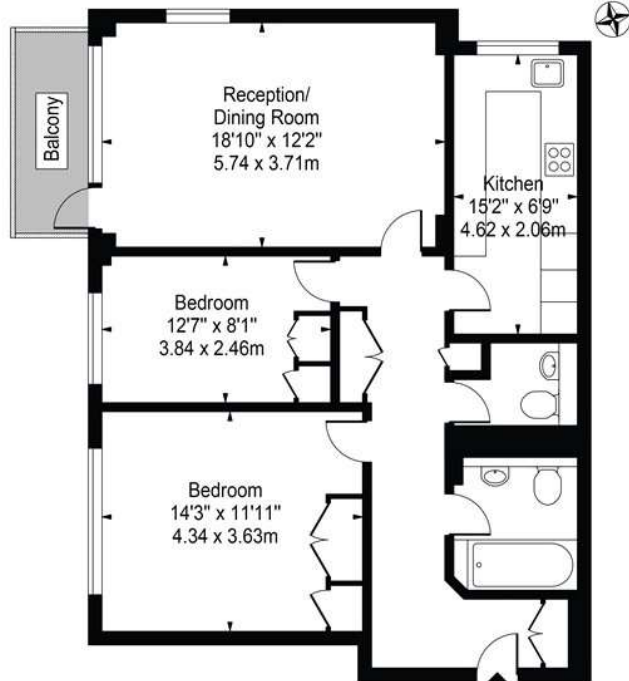
in porter, an allocated underground parking by separate negotiation and lovely communal gardens.

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. His Majesties Regents Park open green space and boating lakes, and Primrose Hill Greens are also nearby. Both Finchley Road & Swiss Cottage tubes are around the corner (the latter being the closest), and South Hampstead overground station provide excellent transport links across the capital.



# Byron Court

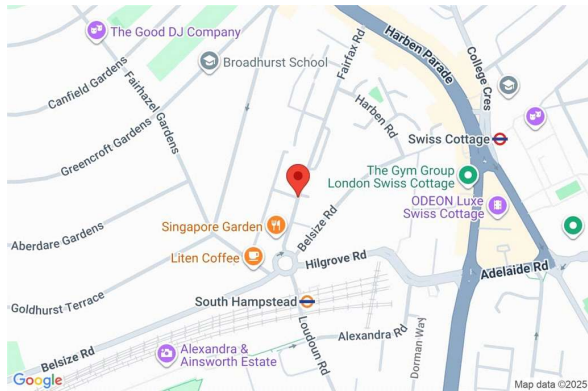
Approx. Gross Internal Area 871 Sq Ft - 80.92 Sq M



Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.