

Fairfax Place

South Hampstead, London NW6

WAYNE & SILVER



The Property

A discreetly positioned 4 bedroom 2 bathroom house set within a charming cobbled street with private separate garage.

This wonderful 1648 sq ft house has been extended at ground floor level to create a bright, inviting multi-use space with reception, kitchen and dining seamlessly connecting and bi-fold doors opening to the secluded rear garden.

Principle bedroom at the top of the house is a large space with en-suite bathroom and eaves storage. A further three bedrooms are located on the first floor with built-in storage and a full bathroom.

Fairfax Place is ideally located close to numerous restaurants, cafes & amenities, as well as being only 0.3 miles from Swiss Cottage Underground (Jubilee Line) and 0.4 miles from Finchley Road Underground (Metropolitan & Jubilee Lines).

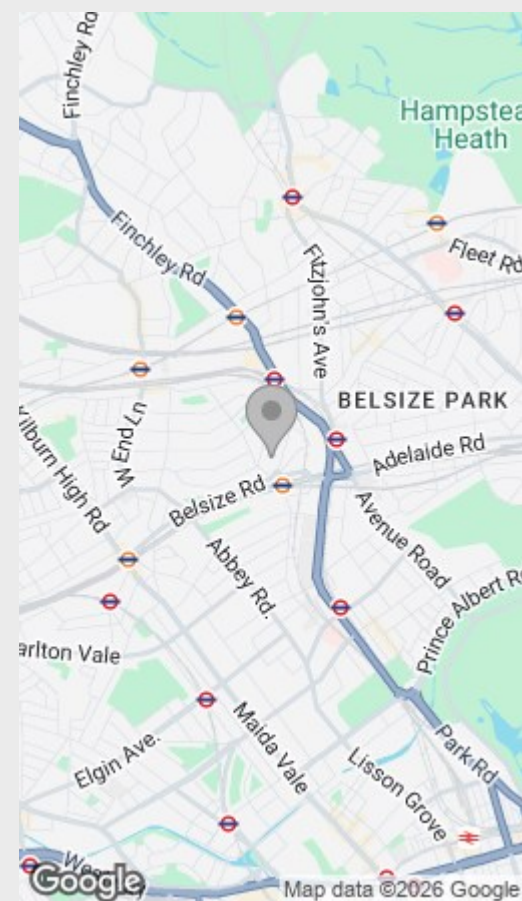
Key Features

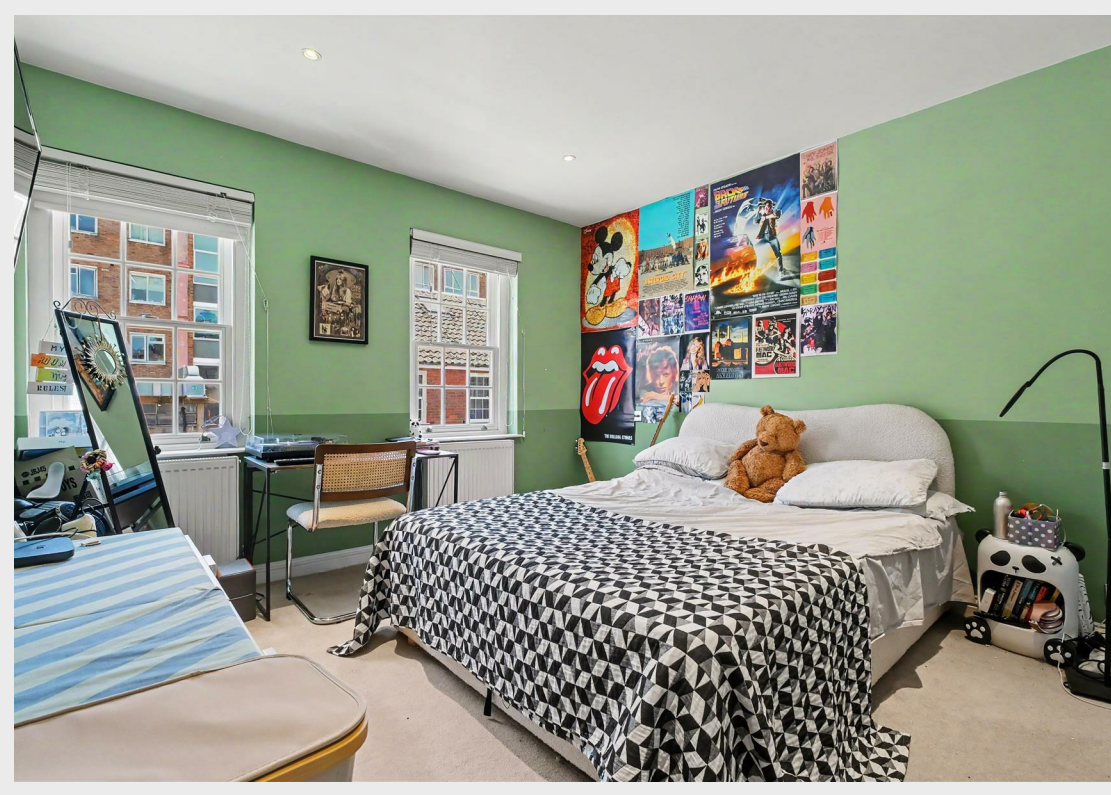
- Set within secluded place
- Private garage
- South Hampstead





Location





Fairfax Place

£1,800,000

BEDROOMS

4

BATHROOMS

2

INTERNAL

1648.00 sq ft

EPC

C

LOCAL COUNCIL

Camden

TAX BAND

G

TENURE

Freehold



Floorplan & EPC

£1,800,000

IMPORTANT INFORMATION

Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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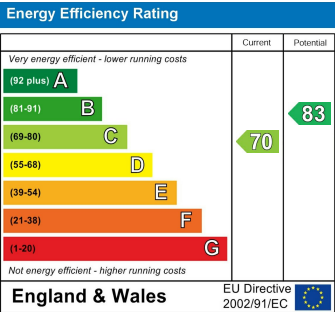
Approximate Gross Internal Area = 1648 sq ft / 153.1 sq m
(Including Restricted Height / Eaves Storage)

Restricted Height = 36 sq ft / 3.4 sq m

Garage = 144 sq ft / 13.4 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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