

West Hampstead Office

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FAIRFAX ROAD, ST JOHN'S WOOD, NW6

£575 per week

Preliminary Details

Set on the 1st floor of an ideally located purpose built block is this stunning two bedroom apartment. The property comprises two double bedrooms, two contemporary bathrooms (one shower room), newly fitted kitchen (with stone worktops and range of integrated appliances) and a spacious double aspect reception room with French door to private balcony. Further benefits include secure underground parking, passenger lift, porter, CCTV, communal gardens and easy access to the many amenities and transport links of Finchley Road and Swiss Cottage



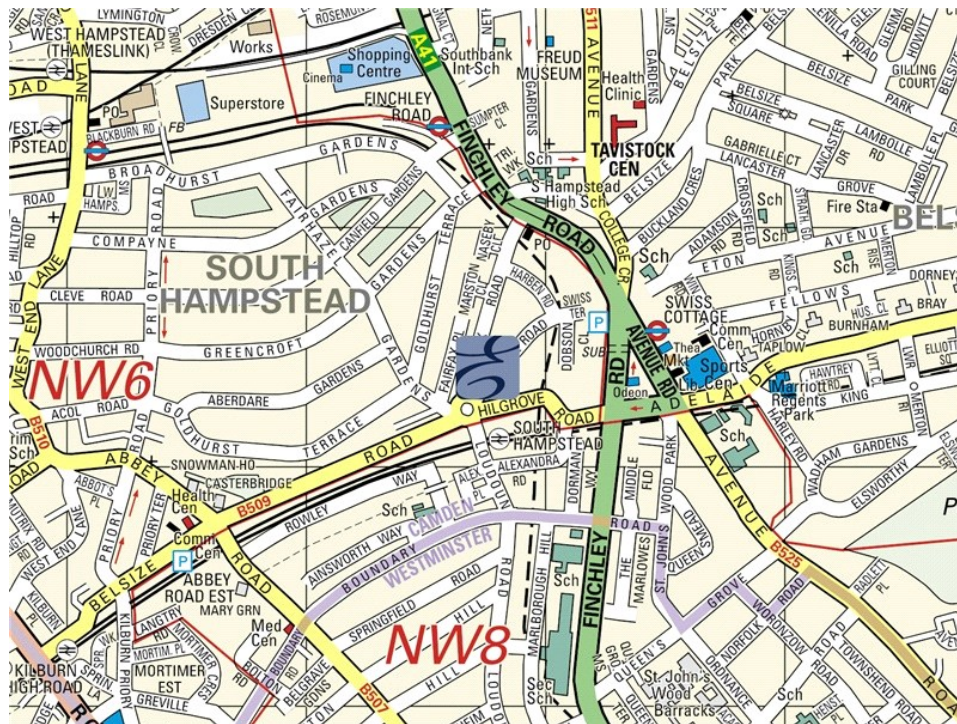
2 Bedrooms • 2 Bathrooms




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Area Overview

St. John's Wood is a leafy, pleasant residential area north of Baker Street and is the home of many diplomats, celebrities and business executives. St. John's Wood is just far enough out of the West End to remain relatively peaceful and yet provides excellent access to the centre of London with Regent's Park just a stone's throw away.

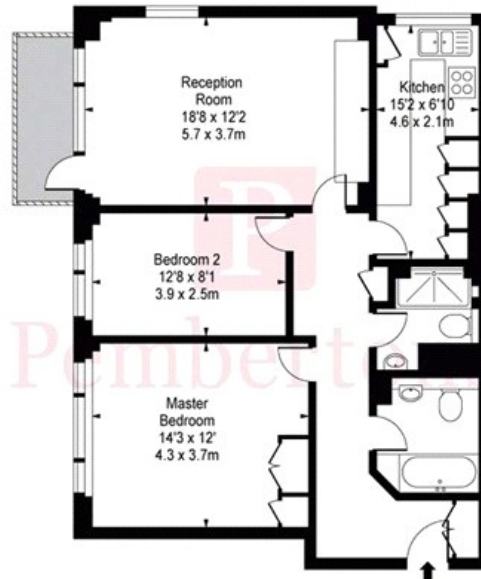


Fairfax Road, St John's Wood  Swiss Cottage (0.1M),  South Hampstead (0.1M),  Finchley Road (0.3M)

Council Tax Bands

Council	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Camden	£ 888	£ 1,035	£ 1,183	£ 1,331	£ 1,627	£ 1,923	£ 2,219	£ 2,663
Average	£ 761	£ 888	£ 1,015	£ 1,142	£ 1,396	£ 1,650	£ 1,904	£ 2,285



Byron Court,
 Fairfax Road,
 South Hampstead, NW6

First Floor

Approx Gross Internal Area 880 Sq Ft - 81.66 Sq M

For Illustration Purposes Only - Not To Scale
 Floor plan by www.nogaphotostudio.com
 Ref: No. 1390

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C	78	81	(69-80) C	77	79
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

PLACES OF INTEREST NEAR FAIRFAX ROAD, ST JOHN'S WOOD, NW6



O2 centre

The O2 Centre located on Finchley Road offers the convenience of everything under one roof - a wide range of restaurants, 8 screen cinema, flagship health club and a carefully chosen selection of retail outlets.

🚶 600m (10 mins) from Fairfax Road



New Thameslink Station

After 18 months of construction and redevelopment, the new West Hampstead Thameslink station has reopened. The new station is part of a £6bn scheme to introduce longer and more frequent trains on the route from Bedford to Brighton.

🚶 1100m (18 mins) from Fairfax Road



The Wet Fish Cafe

Once a classic "wet fish shop" in the 1900s, The Wet Fish Cafe is now in its 7th year and is one of the most popular eateries on West End Lane. It is renowned for its 'modern comfort food', extensive wine list and fresh ingredients.

🚶 1300m (22 mins) from Fairfax Road



Primrose Hill

Primrose Hill offers some of the most gorgeous views of Central London and is a popular spot for families and local residents to have picnics during the summer. It is located to the north side of Regent's Park.

🚶 1300m (22 mins) from Fairfax Road



Alice House

The Alice House is a beautiful cocktail bar with a vintage style interior and a great decking area perfect for late night summer drinks.

🚶 1500m (25 mins) from Fairfax Road



David's Deli

David's Deli is a real favourite with the locals in West Hampstead, as far as anyone can remember it has always been there, with a delicious range of Israeli cuisine a reputation for amazing breakfasts.

🚶 1500m (25 mins) from Fairfax Road