



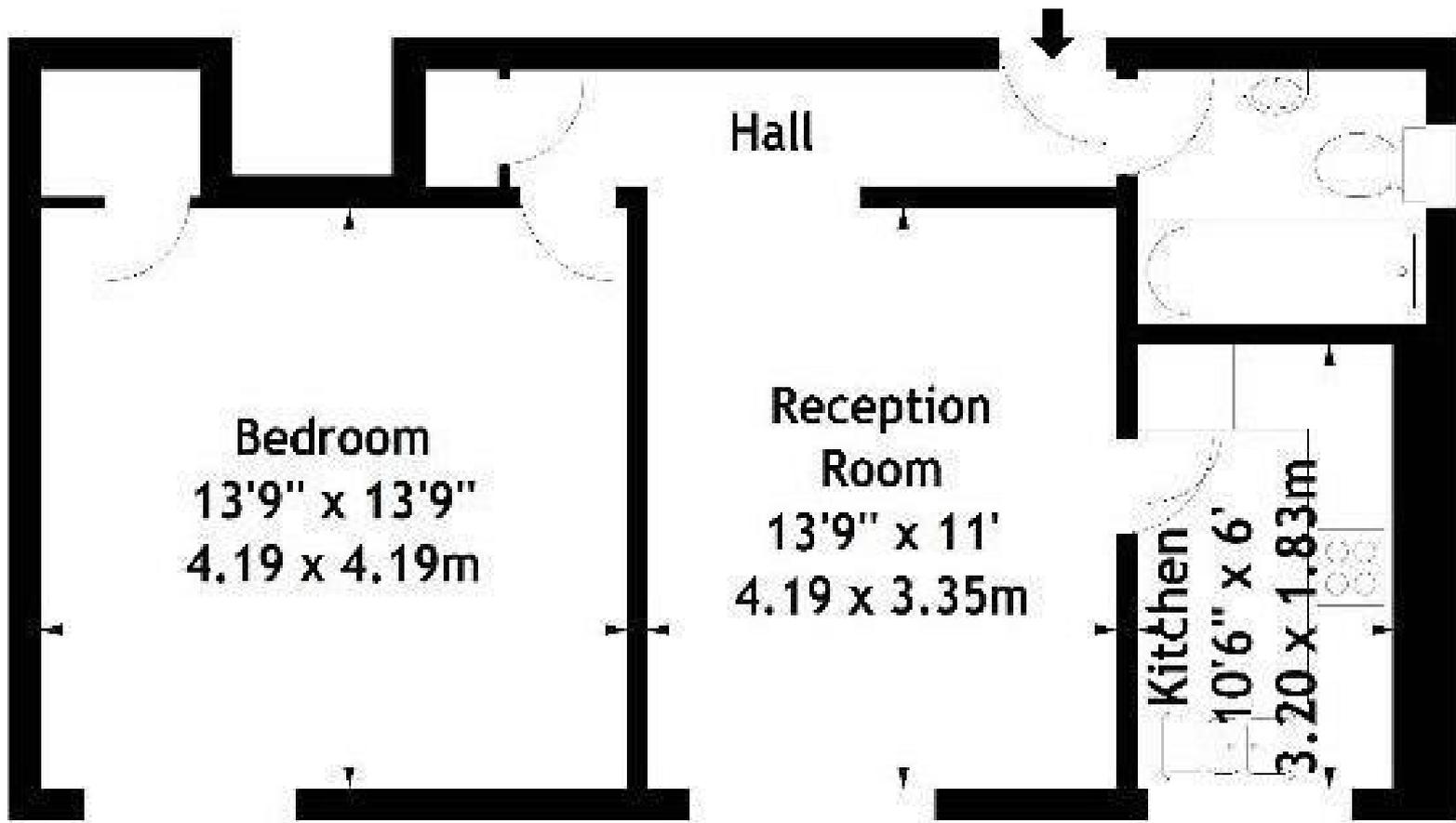
## Fairfax Road, London, NW6 £1,325 Per Calendar Month Furnished

We are delighted to offer a wonderful one bedroom apartment, ideally located close to ample shops and transport links with Swiss Cottage tube being only a few minutes walk.

The apartment is located on the 1st floor of a purpose built block and is arranged as reception with wooden floors, separate kitchen, hallway, double bedroom and family bathroom.

Fairfax Court is very well positions with cafes's and shops, including Tesco Express, on its doorstep, the Finchley Road and O2 centre within a short walk and Swiss Cottage ( Jubilee Line ) within a 5 minute walk as well as the numerous Bus Links from The Finchley Road.





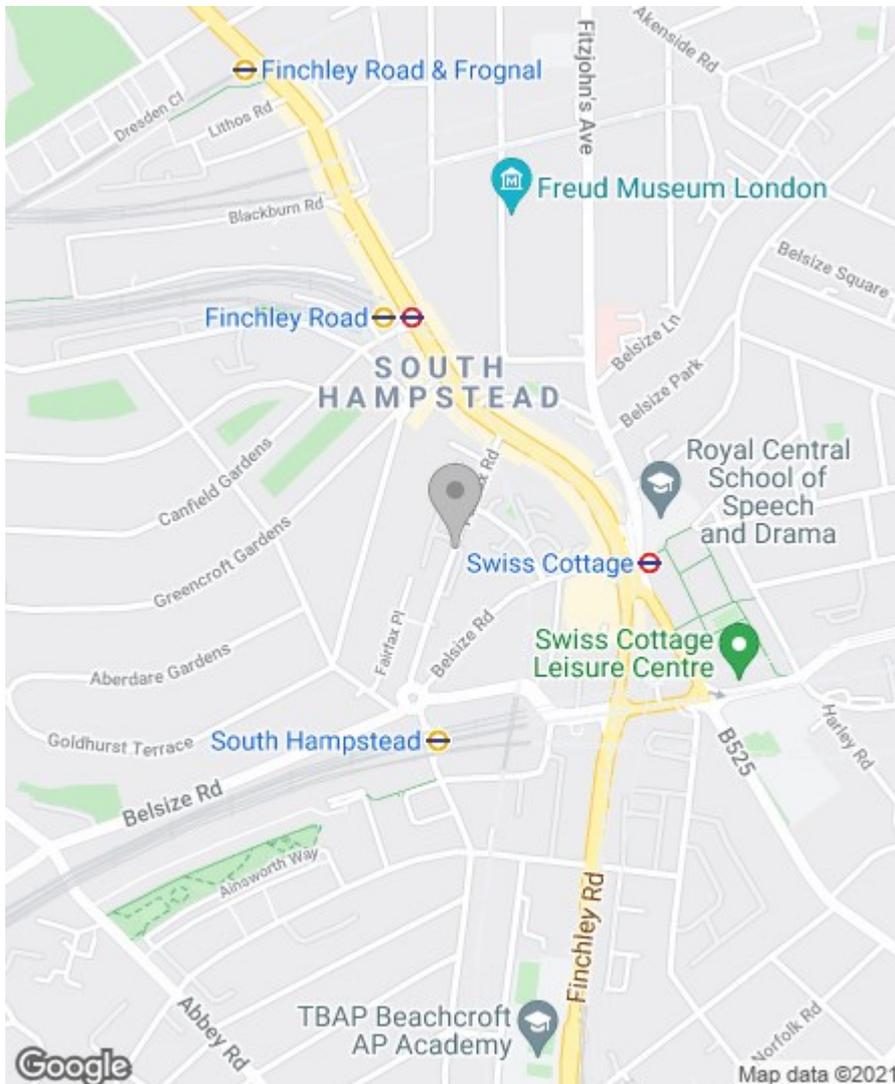
First Floor

## Property Overview

Location	Fairfax Road, NW6
Price	£1,325 Per Calendar Month
Bedrooms	1
Bathrooms	1
Receptions	1
Council	
Tax Band	B
Furnishing	Furnished

## Key Features

- Great Location
- Separate Kitchen
- Double Bedroom
- Wooden Floors
- Bright
- First Floor
- Close to shops
- Close to Transport Links



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	77	81

England & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

EU Directive  
2002/91/EC



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

