



Viewings by appointment  
0207 483 2611

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properties

# Hawtrey Road, NW3 3SS

£6,500 \*fees apply

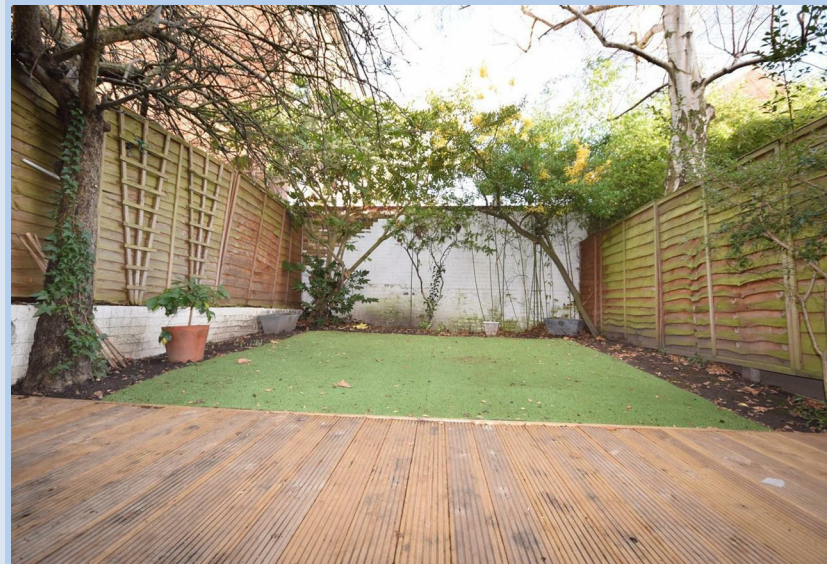


tunning, five double bedroom, four bathroom house with a private South-East facing garden, terrace and integral garage.

Set on a highly desirable residential private road just a short stroll from Primrose Hill Park.

This ideal family home, arranged over two floors, offers; a stunning 32' reception and dining room opening onto the patio garden with access to beautiful manicured communal gardens, a separate kitchen with modern integrated appliances, guest wc, an integral garage laid out over the ground floor. An elegant spiral staircase leads up to the generously proportioned master bedroom with an en-suite shower room and two further double bedrooms - one of which has a large private South-facing terrace, and a large family bathroom.

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1870974). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 097780197. We charge no administration fees to tenants.



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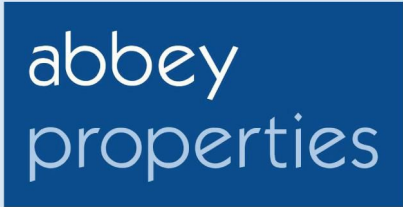


- Five double bedrooms
- Huge 32 ft Reception
- Parking off street for two cars
- Wooden floors
- Five bathrooms
- Private Garden
- Newly refurbished



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	72		(69-80) C		
(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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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**0207 483 2611**  
7-8 Regency Parade  
London, NW3 5EG



\*All Fees stated are inclusive of VAT  
(calculated at 20%)  
Referencing Fee: £29.50 per applicant  
Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).  
Administration fees: £107 per property

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www.abbeyproperties.co.uk



Important Notice  
In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.