



Viewings by appointment  
0207 483 2611

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# Adelaide Road, NW3 5ED

£795,000\*fees apply



A bright, spacious, five bedroom apartment in excess of 1,233 sq ft, located within a sought after block (with porter) in the heart of Swiss Cottage.

The property comprises a large bright reception, five bedrooms and a large separate kitchen, two bathrooms, plus a guest WC.

Heating and hot water included

Regency Lodge is within easy access of the local amenities of Finchley Road and the beautiful surroundings of Primrose Hill, as well as the shops, bars and restaurants of St John's Wood and Belsize Park.

Nearest tube station is Swiss Cottage (Jubilee line) providing excellent links to the City and West End.

Transport: 1 min walk to Swiss cottage tube station.

Ideal for either Private Home or great as a Buy-to-Let rental investment.

Tenure: Leasehold

Lease length: 151 years remaining until December 2176

Service charge: approx £8,000 per annum



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Approximate total area<sup>(1)</sup>  
1232.78 ft<sup>2</sup>  
114.53 m<sup>2</sup>

Balconies and terraces  
27.02 ft<sup>2</sup>  
2.51 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

- Moments from Swiss Cottage tube station (Jubilee line)
- Communal Central Heating and Hot Water
- Small balcony
- 24 hour porter
- 5 good size bedrooms
- 1930's mansion block



| 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                                        |         |           | (92 plus) A                                                     |         |           |
| (81-91) B                                          |         |           | (81-91) B                                                       |         |           |
| (69-80) C                                          |         |           | (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 |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC |         |           | <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |

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\*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

#### 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.

