

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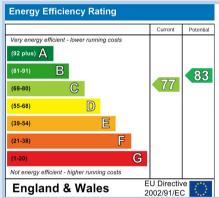
- Moments from Swiss Cottage tube station (Jubilee line)
 - 24 hour porter
- Communal Central Heating and 5 good size bedrooms **Hot Water**
- Small balcony

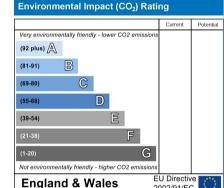
• 1930's mansion block











Viewings by appointment

0207 483 2611

7-8 Regency Parade London, NW₃ 5EG



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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 from 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.