



REGENCY LODGE

Viewings by appointment  
0207 483 2611

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# Adelaide Road, NW3 5EB

£599,950\*fees apply



A well appointed spacious four bedroom top floor apartment in excess of 1,250 sq ft, located within a sought after block (with porter) in the heart of Swiss Cottage.

The property comprises a large bright reception, four bedrooms and a large separate kitchen, 1 bathroom plus WC (and scope to convert into a full 2nd bathroom)

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: 98 years remaining until December 2122

Service charge: approx £8,000 per annum

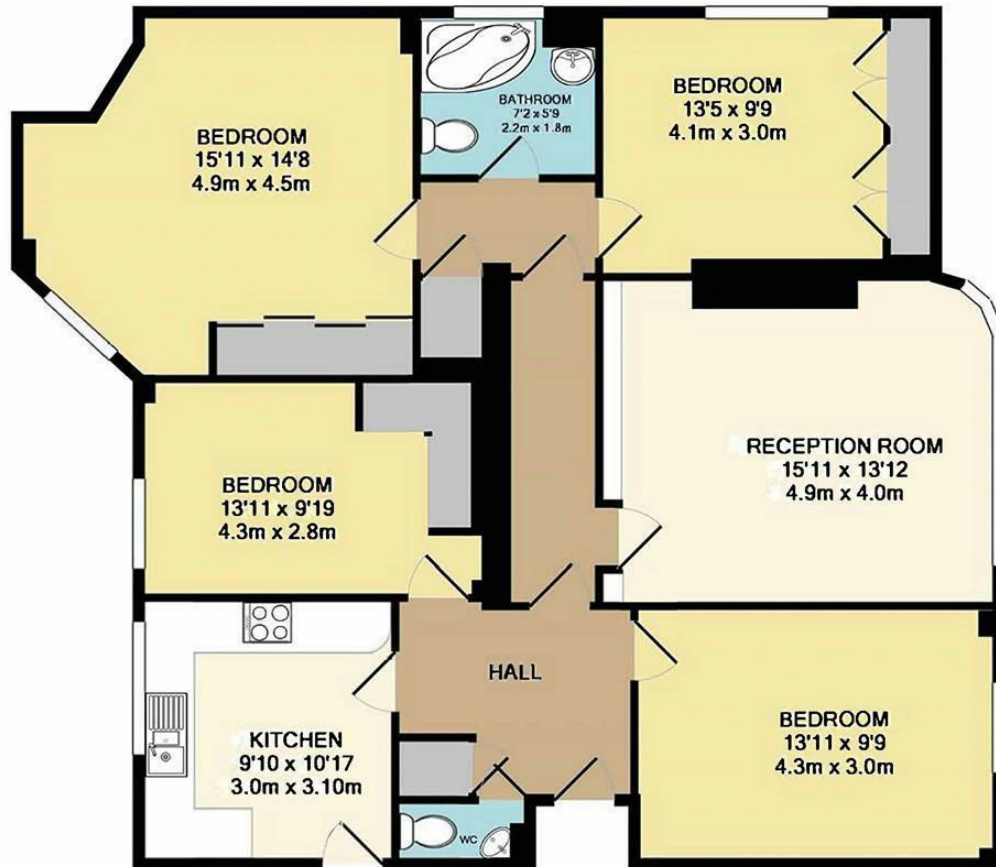
Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1870974). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 097780197.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

Tax Band: F

EPC Rating: E



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REGENCY LODGE NW3  
TOTAL APPROX. FLOOR AREA 1250 SQ.FT. (116.13 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix

- Ideal Private Home or Buy-to-Let Investment
- Moments from Swiss Cottage tube station (Jubilee line)
- Day and night Porter
- Long Lease
- Elegant portered 1930's mansion block
- Communal heating and hot water
- Scope to convert WC to 2nd full bathroom, expose original hardwood floors, etc
- 1,250 sqf



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.

