



REGENCY LODGE

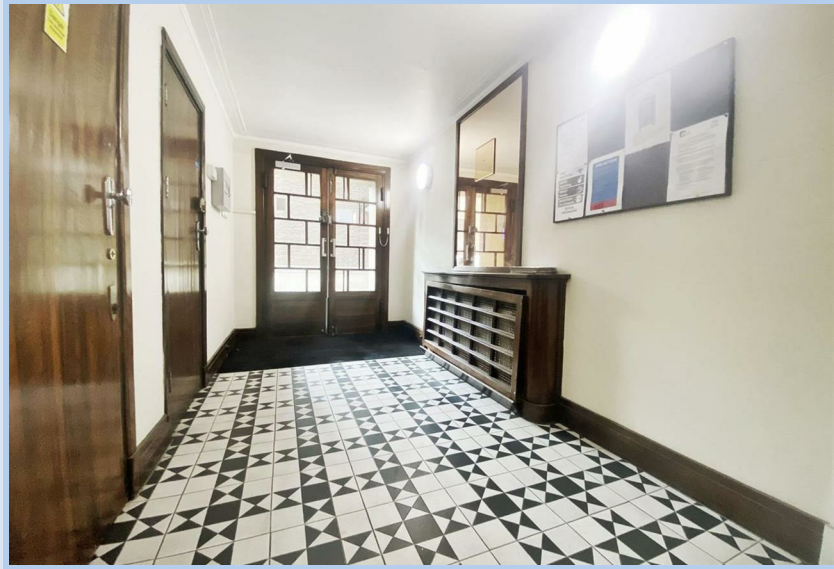
47-60

Viewings by appointment
0207 483 2611

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Regency Lodge, NW3 5EB

£5,800 *fees apply



We are delighted to offer this rare and spacious six-bedroom duplex apartment to rent in the heart of Swiss Cottage, set within the prestigious Regency Lodge — a private portered mansion block with 24-hour portorage and heating/hot water included in the rent.

This generous 1,950 sq ft / 181 sqm apartment spans two floors and offers six double bedrooms, three bathrooms, an additional guest WC, a bright reception room, and a large kitchen with breakfast area, making it ideal for families or professional sharers seeking ample space in a prime location. The property also features excellent storage throughout.

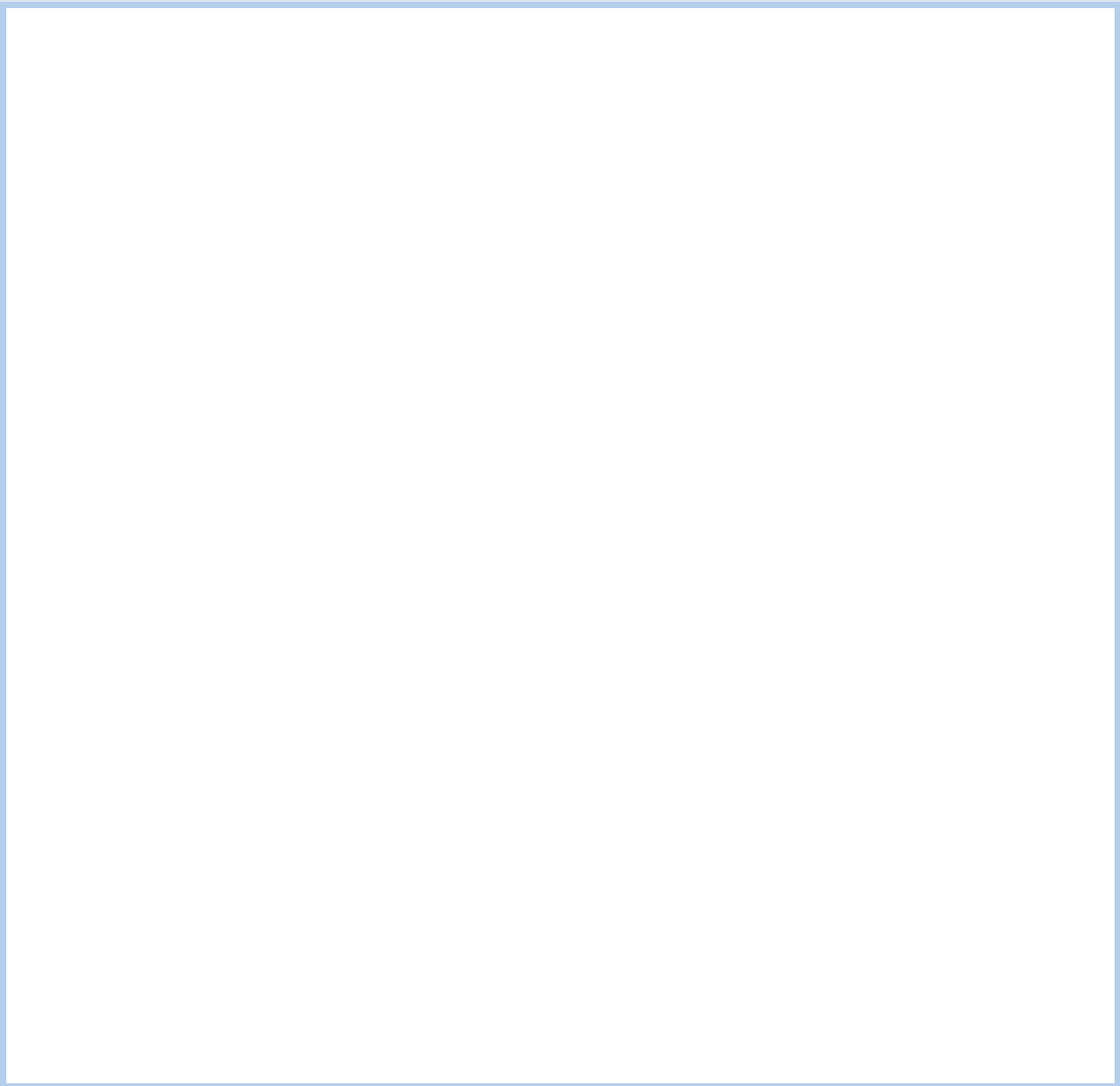
Located just a 2-minute walk from Swiss Cottage station (Jubilee Line, Zone 2), and within easy reach of Finchley Road, Primrose Hill, and the vibrant amenities of St John's Wood and Belsize Park, this apartment offers both convenience and comfort in one of North West London's most desirable areas.

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1 8 7 0 9 7 4). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 0 9 7 7 8 0 1 9 7. We charge no administration fees to tenants.

Tax Band: F
EPC Rating: D



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- Great rental investment
- 24h Porter
- Split level
- Three bathrooms
- Six generous sized bedrooms



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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7-8 Regency Parade
London, NW3 5EG



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www.abbeyproperties.co.uk



*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.