



Viewings by appointment
0207 483 2611

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Avenue Road, NW8 6BP

£5,000 *fees apply



This newly refurbished, vastly spacious three bedroom town house with a private 41' garden, 2.5 bathrooms, terrace and designated parking on the desirable Avenue Road - only moments from the entrance to Regent's Park and St John's Wood High Street.

This ideal family home laid out over three floors, comprises of two interconnecting reception rooms with hardwood floors, separate kitchen with modern appliances, an elegant master bedroom with a dressing room and en-suite bathroom, two additional bedrooms, family bathroom, guest wc and integral garage. Loads of light!

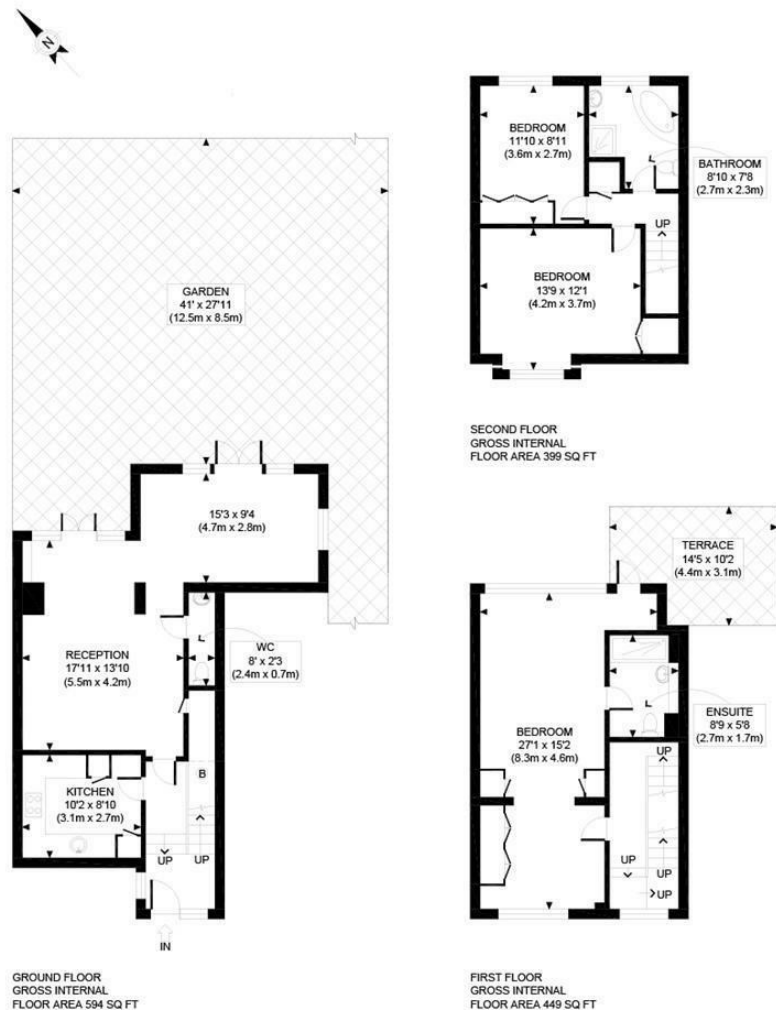
Available Now

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: G
EPC Rating: D



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- Three Double Bedrooms
- Large Private Garden
- En-suite Master Bedroom
- Very Spacious Master Bedroom
- Two Bathrooms and downstairs wc
- Master Bedroom Terrace
- Residents Off Street Parking
- Moments from Regents Park and Primrose Hill Park
- Offered Unfurnished



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B		83	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	61		(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.

