

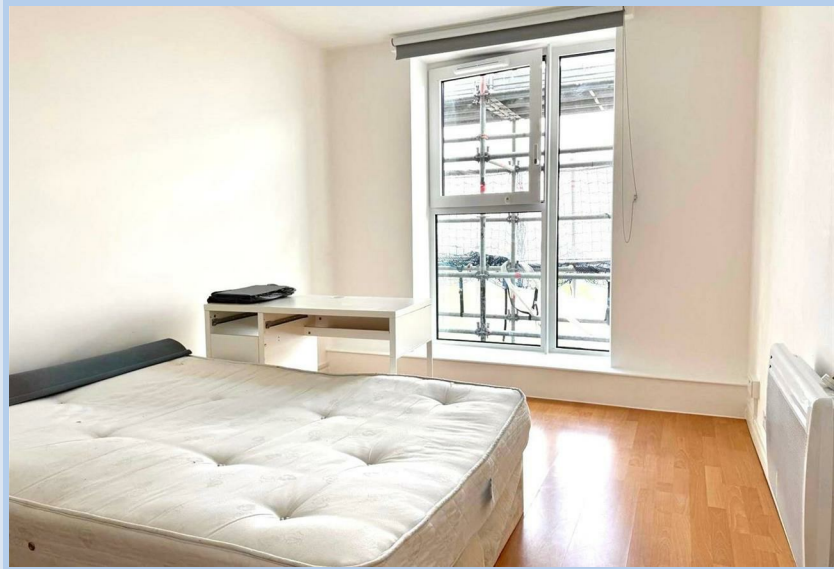


Viewings by appointment
0207 483 2611

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117 Dorney, NW3 3PL

£875 *fees apply

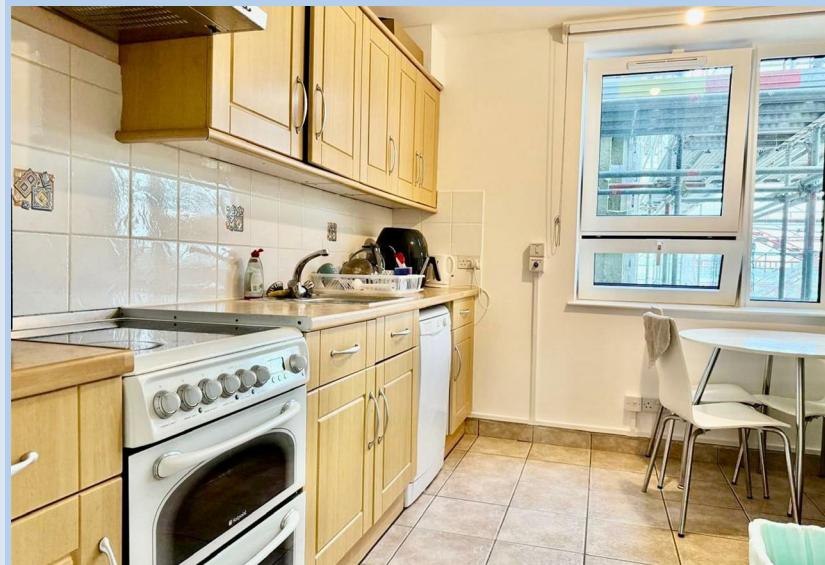


An exceptionally large and bright double room set in a flatshare in Swiss Cottage. The apartment offers an eat-in kitchen, lots of storage, double-glazed windows throughout, laminate wood floors, a modern bathroom and breathtaking views over the City.

Close to Swiss Cottage tube station (Jubilee Line), and within walking distance of Belsize Park tube station (Northern Line), as well as being very close to all the bars, coffee shops, shops and restaurants of Swiss Cottage, Belsize Park and Primrose Hill.

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: C
EPC Rating: D



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- LARGE DOUBLE ROOM
- MOMENTS FROM TUBE
- LARGE-EAT IN KITCHEN
- EXCELLENT LOCATION
- AMAZING VIEWS



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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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.