

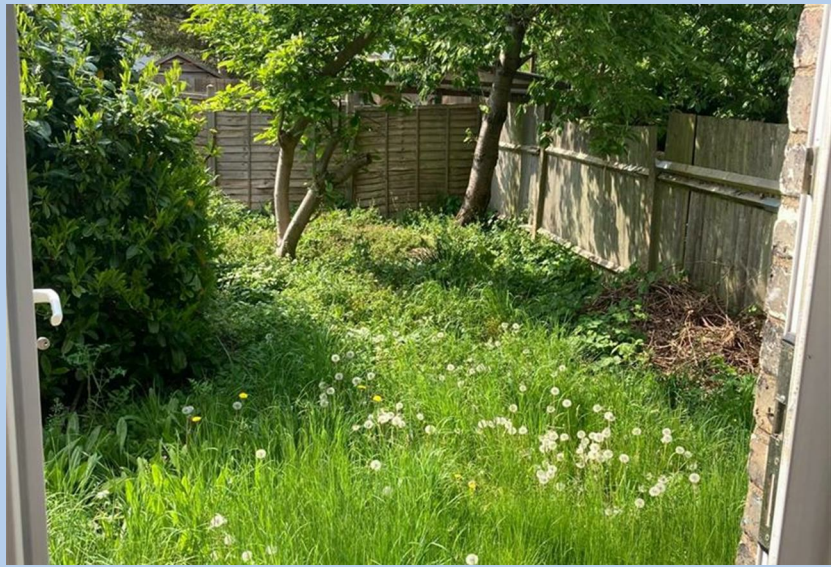


Viewings by appointment
0207 483 2611

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Road, NW2 4PG

£1,375 *fees apply



A newly refurbished studio apartment with a large separate kitchen, fully tiled bathroom and a beautiful 30' garden arranged within a classic period conversion in Willesden Green. Newly decorated throughout, the flat has wood laminate flooring, ample storage space, reception and living area with French doors opening onto the mature 30' garden (shared with one other studio flat in the building), separate kitchen with all mod cons and fully tiled bathroom. Riffel Road is quiet residential road only a short stroll the Jubilee line at Willesden Green and the local shops, cafes and amenities.

Available furnished or unfurnished.

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: C



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- Large separate kitchen
- Beautiful mature garden (shared with 1 other studio flat)
- Ample storage space
- Fully tiled bathroom
- Short stroll to Willesden Green tube station
- Wood laminate flooring
- High Ceilings
- Newly refurbished
- Elegant conversion
- Available fully furnished or 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			(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		
	70	72		66	68

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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.