



Viewings by appointment
0207 483 2611

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Hill, NW8 9XA

£3,000 *fees apply



A recently refurbished two bedroom, two bathroom 797sqft apartment arranged over the second floor of a small purpose built block with communal gardens on this desirable road in St John's Wood.

The property comprises of a spacious reception and dining room with wooden flooring, master bedroom with en-suite bathroom, second double bedroom, fully fitted modern kitchen and family bathroom.

Suitable for a family or 2 people sharing.

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: D
EPC Rating: C



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Second Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

- Two bedroom, two bathroom
- Wooden Flooring
- Separate Kitchen
- Residents Parking
- Walking distance to Tube Stations (Kilburn Park & St. John's Wood)
- Master bedroom en-suite



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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.

