



Viewings by appointment  
0207 483 2611

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properties

287 Edgware Road, W2 1GN

£7,059 \*fees apply



Luxuriously Designed | Two-Bedroom Apartment | High-end Amenities | Private Balcony

This elegant, two-bed two-bath, second-floor apartment is designed with a modern, aesthetic in mind. A spacious, open-plan living area allows for an abundance of natural light, and the balcony provides a private outside space with seating. The high-spec kitchen is fitted with, top-of-the-range appliances including an oven, induction hob, large fridge-freezer, dishwasher, and wine cooler - all stylishly integrated into the composite stone countertops.

Both double bedrooms provide ample space, with the primary suite featuring a lavish en-suite bathroom - there is an additional family bathroom. The entire apartment is fitted with comfort cooling for year-round climate control.

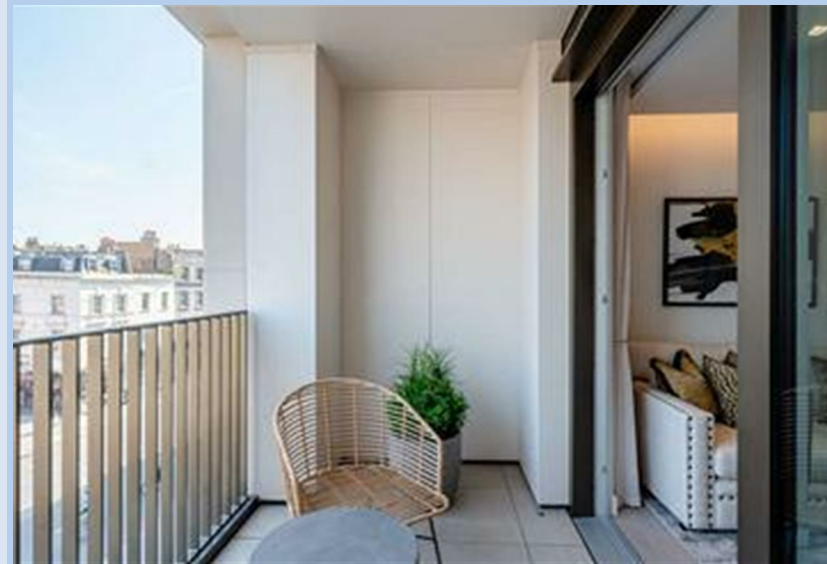
Residents can enjoy the convenience of on-site amenities, including a swimming pool, gym, steam room and sauna, private cinema room, conference facilities, and private dining room. Our 24-hour concierge service provides round-the-clock security and assistance.

Arrange a Viewing Request More Information

Interior Designed | Private Balcony | Great Transport Links | 24 hour concierge and CCTV | High-speed internet pre-fitted | Central location | On-site Gym | Cinema Media Room | Board Room

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: B



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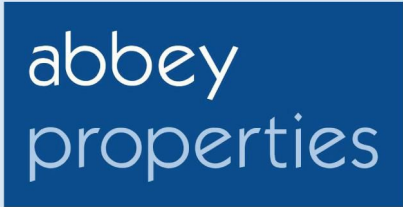


- Luxuriously Designed 2 bed, 2 bath
- On-site Gym | Cinema Media Room | Board Room
- Private balcony
- 24 hour concierge and CCTV



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

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**0207 483 2611**  
7-8 Regency Parade  
London, NW3 5EG



\*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

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www.abbeyproperties.co.uk



**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.