



Viewings by appointment
0207 483 2611

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Cresta House, Finchley Road, NW3 6HT

£2,800 *fees apply



An exceptionally large two bedroom, two bathroom 1023 sqft split-level apartment with three balconies offering breathtaking views over London.

Arranged over the 7th and 8th floors of an elegant portered block, the property comprises a large and bright reception room with a balcony, separate newly finished kitchen, two double bedrooms both with wardrobes and separate private balconies, modern bathroom, shower room and guest cloakroom.

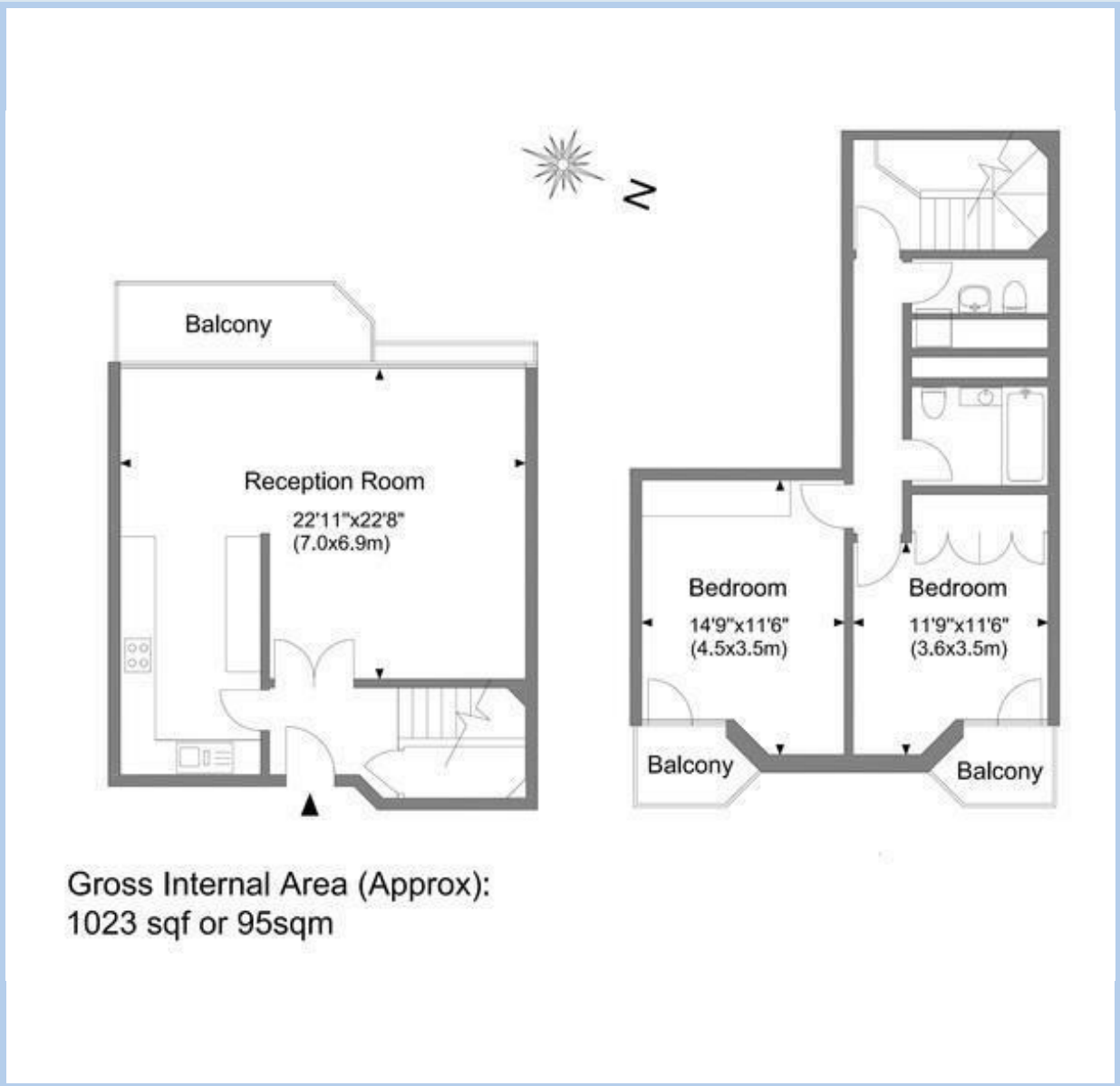
Cresta House is in the heart of Swiss Cottage, minutes from an excellent range of shops, cafes and restaurants found on Finchley Road, Belsize Village and St. John's Wood. The beautiful surroundings of Primrose Hill Park are also very close by.

Please note the property is only available to a family or a max of 2 sharers.

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.



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- Two Double Bedrooms
- Bathrooms and guest WC
- Balconies
- Secure portered building
- Close to Tube



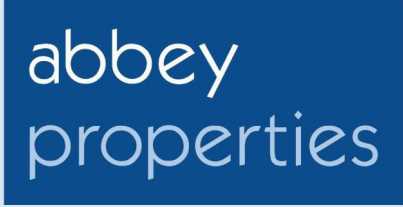
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(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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7-8 Regency Parade
London, NW3 5EG

lettings@abbeyproperties.co.uk

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.

