



Viewings by appointment
0207 483 2611

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properties

Hilgrove Road, NW6 4TL

£495,000*fees apply



A large and bright two bedroom (746sqft/69sqm) duplex apartment with a private balcony arranged over the first and second floors (with lift) of this well-maintained block in Swiss Cottage.

The property comprises of a spacious reception and dining room with access to balcony, separate newly fitted kitchen, two double bedrooms with built-in wardrobes, bathroom and separate wc.

Hilgrove Road is within moments from Swiss Cottage tube station and the shops and amenities on Fairfax Road and Finchley Road. The beautiful surroundings of Primrose Hill Park are only a 10 minute walk away.



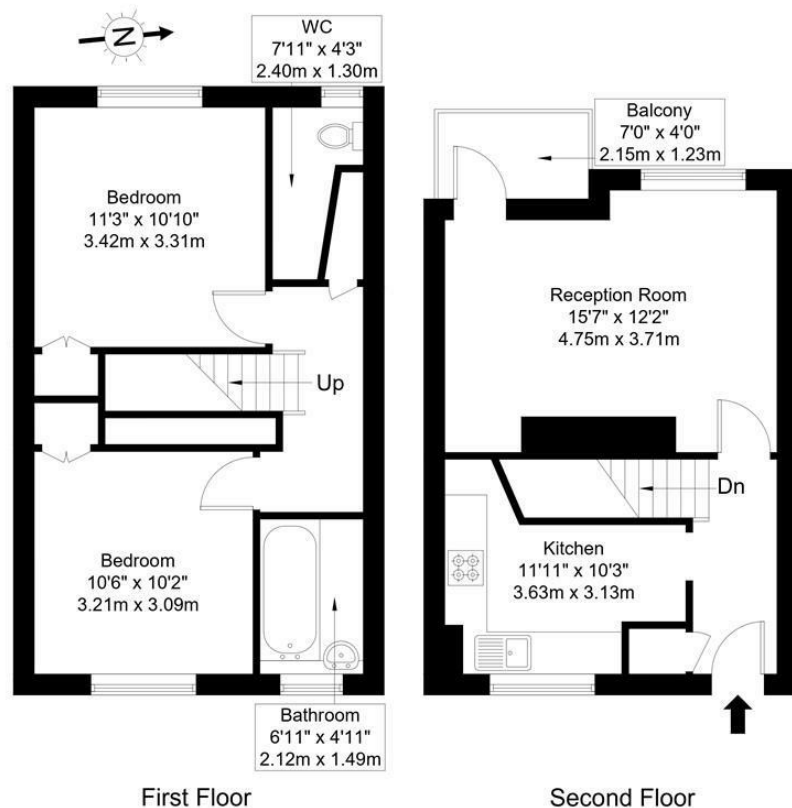
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Approx Gross Internal Area = 69.70 sq m / 750 sq ft

Balcony = 2.64 sq m / 28 sq ft

Total = 72.34 sq m / 778 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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- Two double bedrooms
- Fully double glazed
- Large separate kitchen
- Ample storage space
- Moments to Swiss Cottage tube station
- Private balcony
- Recently refurbished
- Fitted wardrobes
- Split-level apartment
- Close to local shops and amenities



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			
	68	76	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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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

