



Viewings by appointment
0207 483 2611

abbey
properties

Adelaide Road, NW3 5EE

£1,250 *fees apply



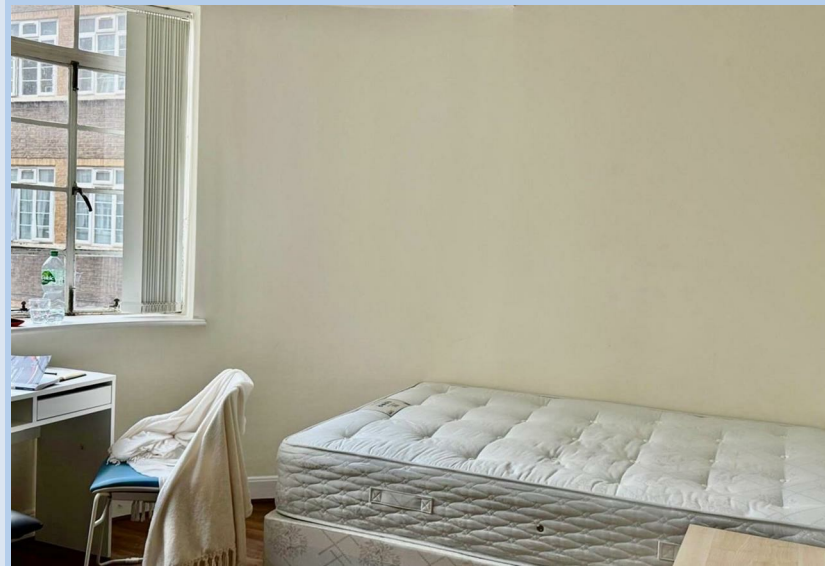
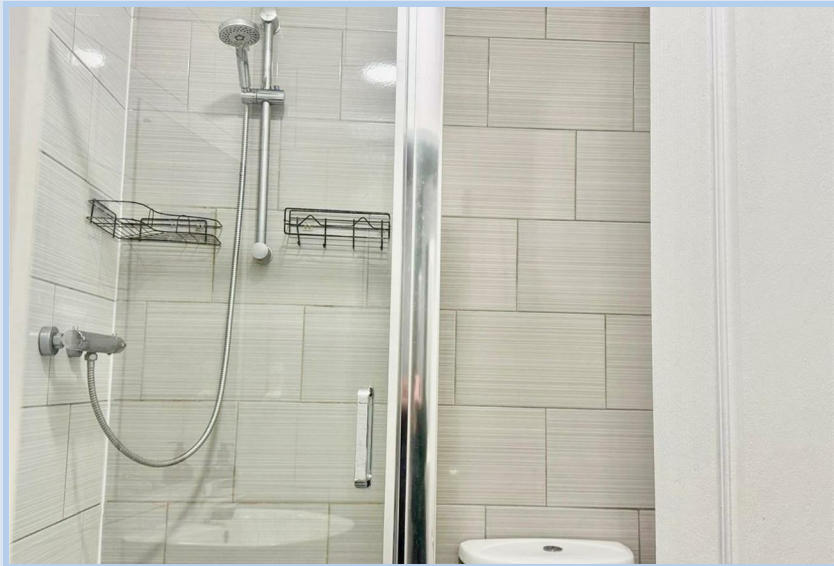
A very spacious, bright double bedroom with ensuite bathroom, large kitchen and plenty of storage.

Located five minutes from Swiss Cottage, the apartment is very well located for links into the city on the Jubilee line and is moments away from the shops and restaurants of Finchley Road.

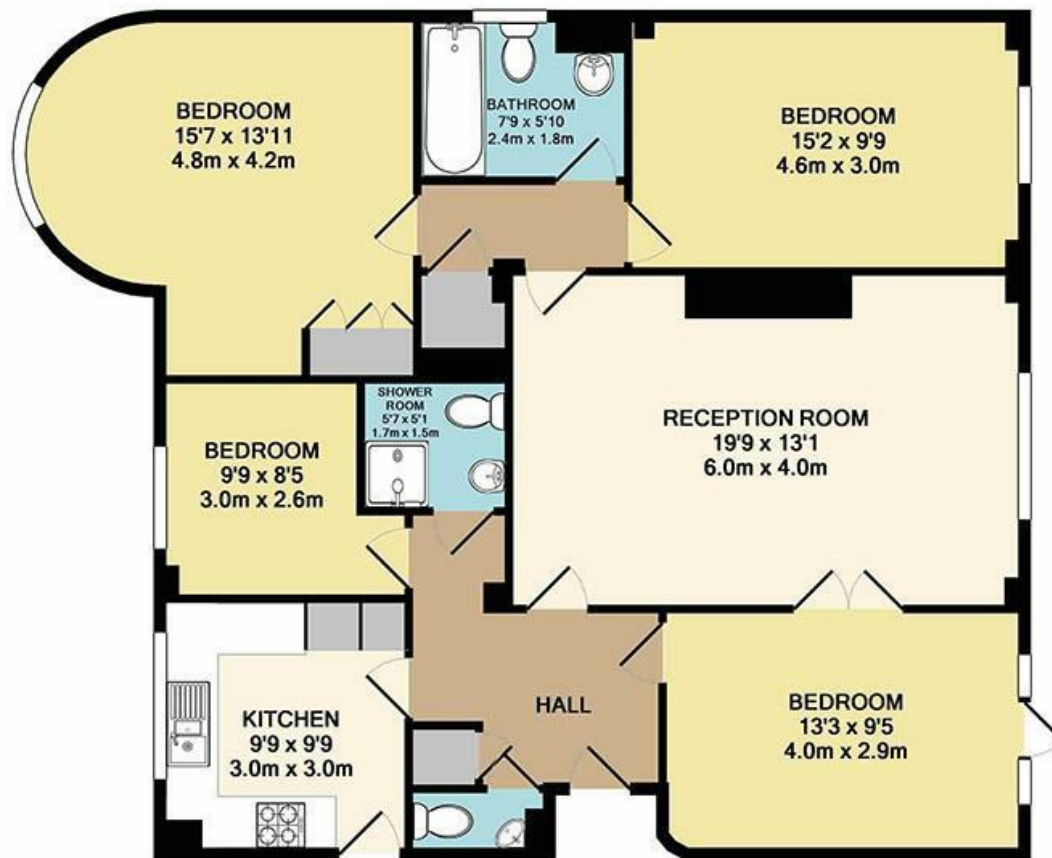
Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1 8 7 0 9 7 4). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 0 9 7 7 8 0 1 9 7. We charge no administration fees to tenants.

Tax Band: Excluded

EPC Rating: C



abbey
properties



REGENCY LODGE NW3
TOTAL APPROX. FLOOR AREA 1184 SQ.FT. (110.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2017



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	82			

Viewings by appointment
0207 483 2611

7-8 Regency Parade
London, NW3 5EG

lettings@abbeyproperties.co.uk

www.abbeyproperties.co.uk

abbey
properties

*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.

