

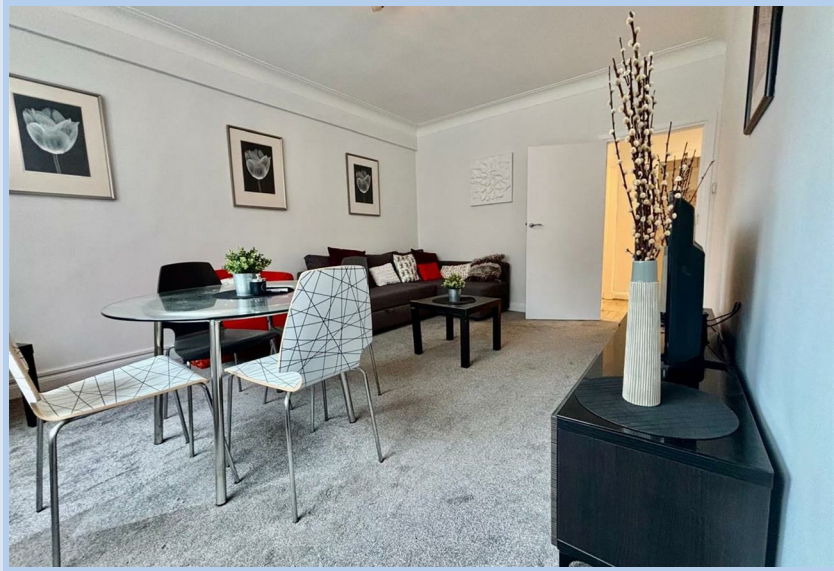


Viewings by appointment
0207 483 2611

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Adelaide Road, NW3 5ED

£1,950 *fees apply

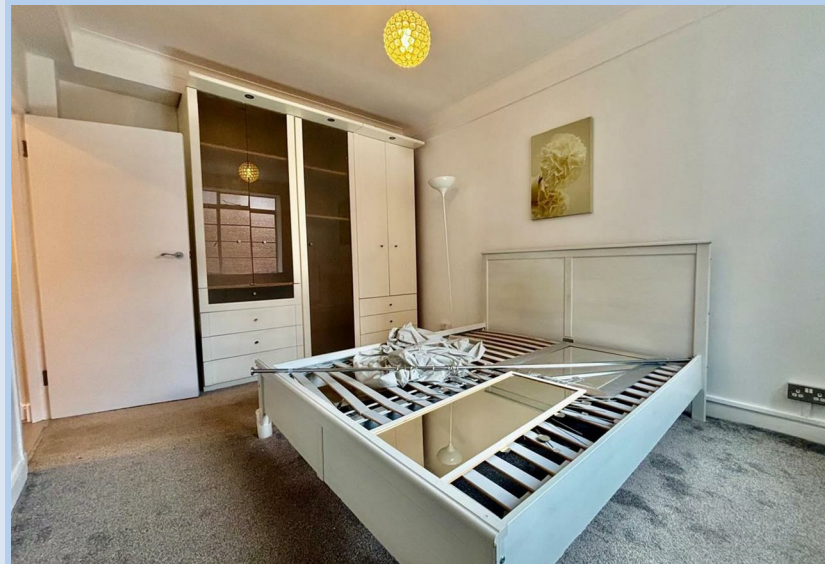
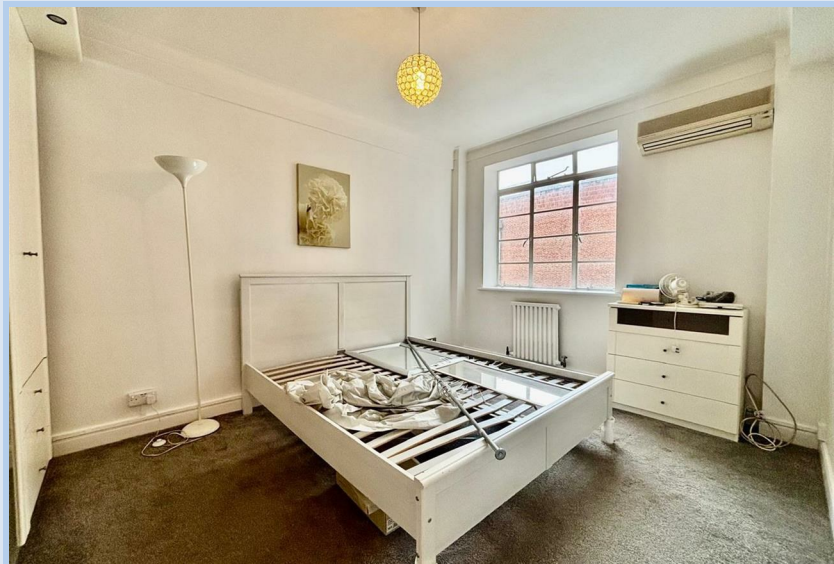


This bright and spacious one bedroom 606sqft/56sqm flat is arranged over the third floor (with lift) of a portered 1930's mansion block moments from the Jubilee line and a short walk to Primrose Hill. The property is ideally located in the heart of Swiss Cottage, easily accessible from West End and The City.

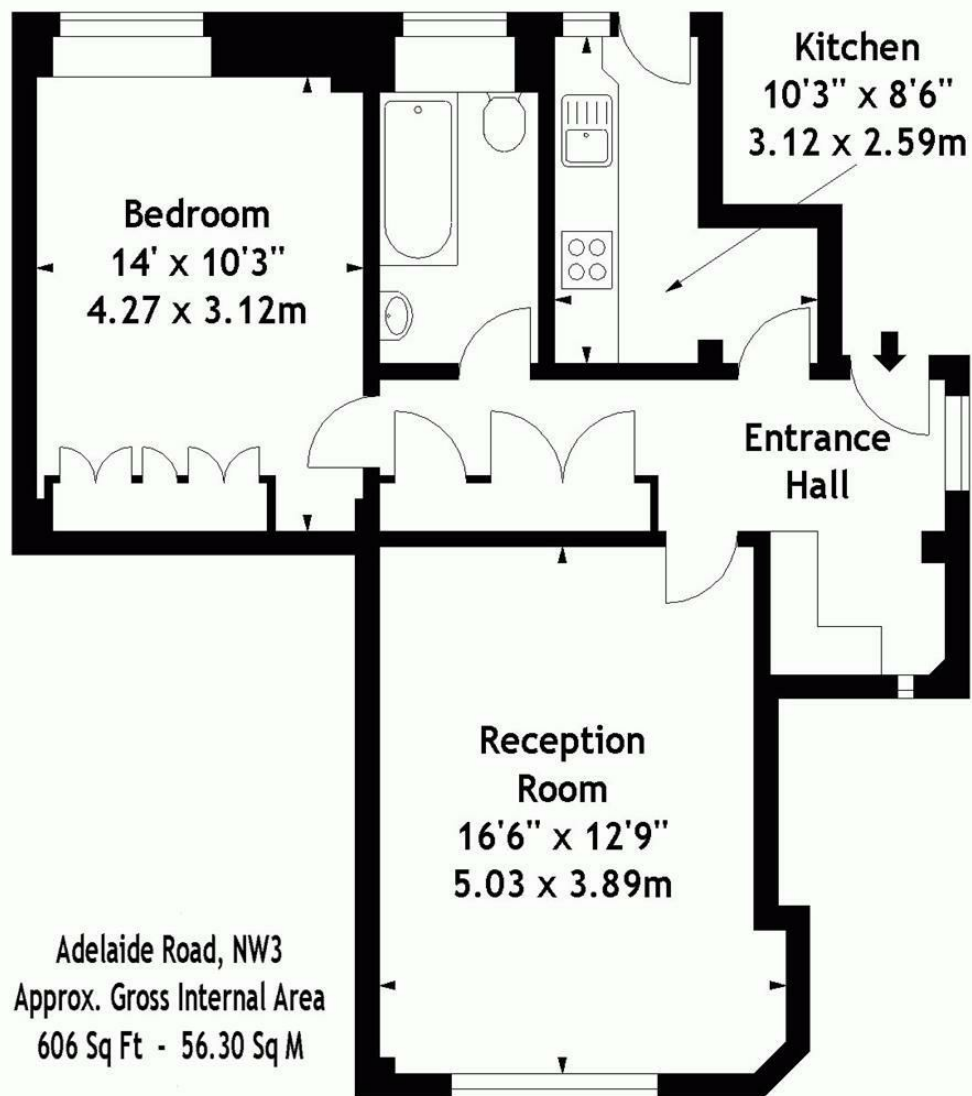
The apartment is south facing and directly overlooking the charming courtyard, away from the traffic. The property comprises of a large welcoming entrance hall with built-in storage, ample and bright reception and dining room, separate kitchen, generous master bedroom with double wardrobes and air-conditioning, and bathroom.

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1870974). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 097780197. We charge no administration fees to tenants.

Tax Band: D
EPC Rating: D



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- Heating and hot water bills included
- Separate kitchen
- Ample storage space throughout
- Bedroom with air-conditioning
- Portered 1930's mansion block
- Exceptionally large one bedroom apartment
- Close to Swiss Cottage tube station



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		
	64	77		59	60

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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.

