



Viewings by appointment
0207 483 2611

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Hilgrove Road, NW6 4TL

£2,300 *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.

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: C
EPC Rating: D



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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



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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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*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

