

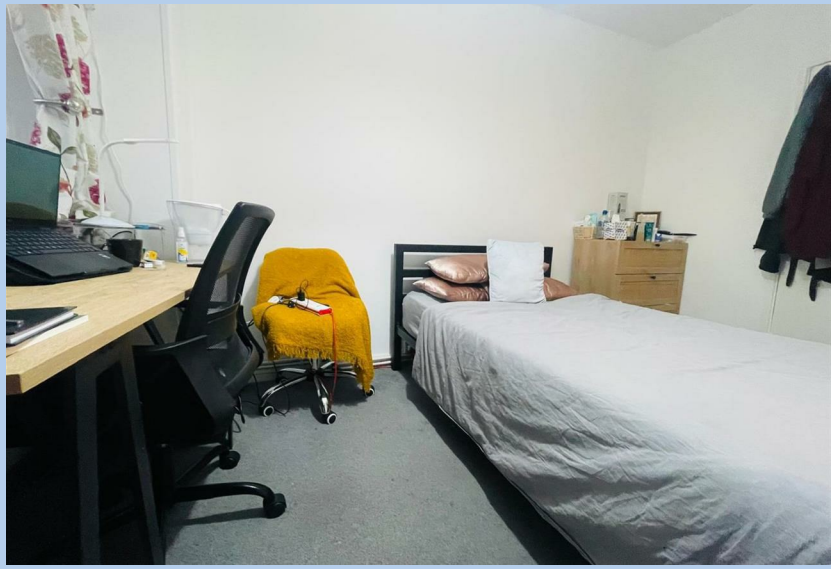


Viewings by appointment  
0207 483 2611

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# Harben Road, NW6 4RL

£900 \*fees apply



Spacious Double Room in Swiss Cottage Flatshare – All Bills Included!

We have a bright and spacious double room available in a friendly three-bedroom flatshare on Harben Road, Swiss Cottage.

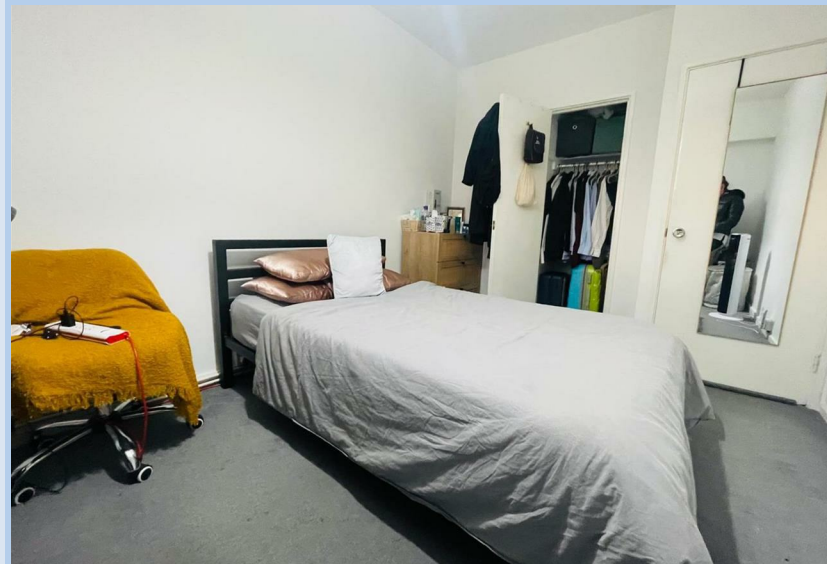
Key Features:

- All bills included – no hidden costs!
- Superfast WiFi – perfect for working from home or streaming
- Fully furnished room with a comfy bed, wardrobe, and storage space
- Modern kitchen with all appliances
- Great transport links – Swiss Cottage (Jubilee Line) & Finchley Road stations just minutes away
- Shops, cafes, and parks nearby – everything you need on your doorstep
- Prime location: A short walk to Primrose Hill, Camden, and Hampstead – ideal for city professionals or students.

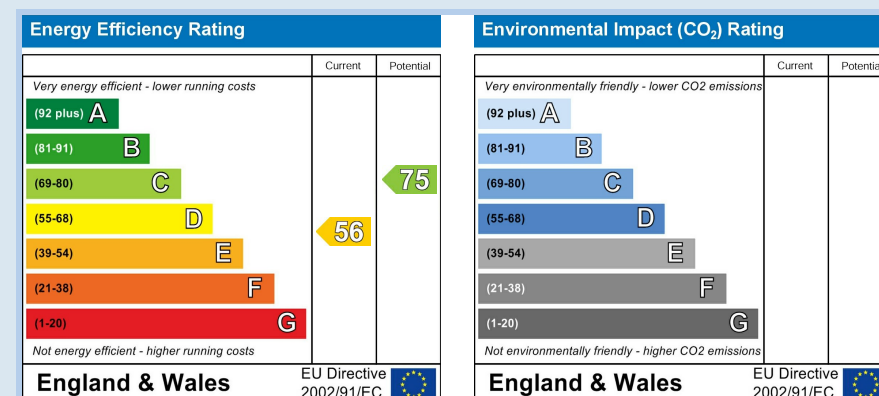
Looking for a clean, respectful, and easy-going flatmate. Get in touch to arrange a viewing!

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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\*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.

