

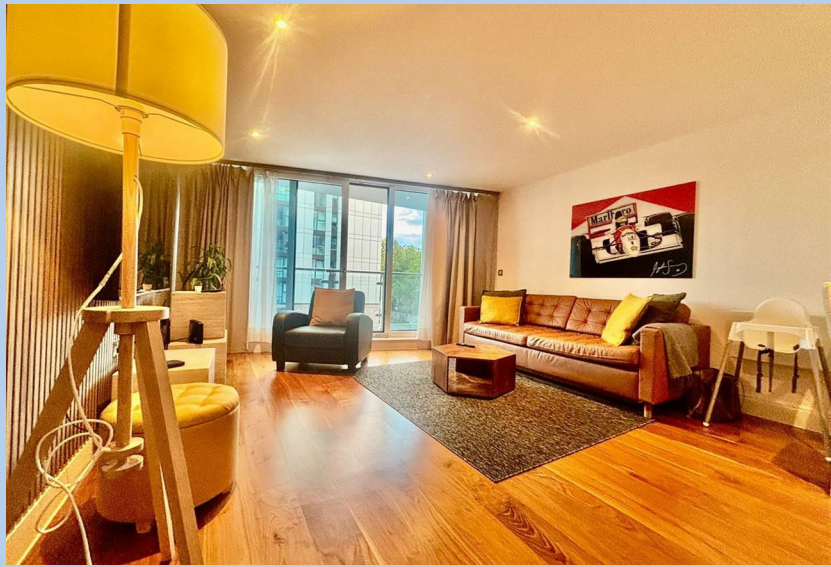


Viewings by appointment
0207 483 2611

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Winchester Road, NW3 3ND

£3,450 *fees apply



Stunning one bedroom apartment with a private balcony on the second floor of a luxurious new development moments from Primrose Hill. Visage Apartments boasts striking architecture, state of the art living and has an impressive 24 hour concierge service which offers a range of practical services to cater to your every need.

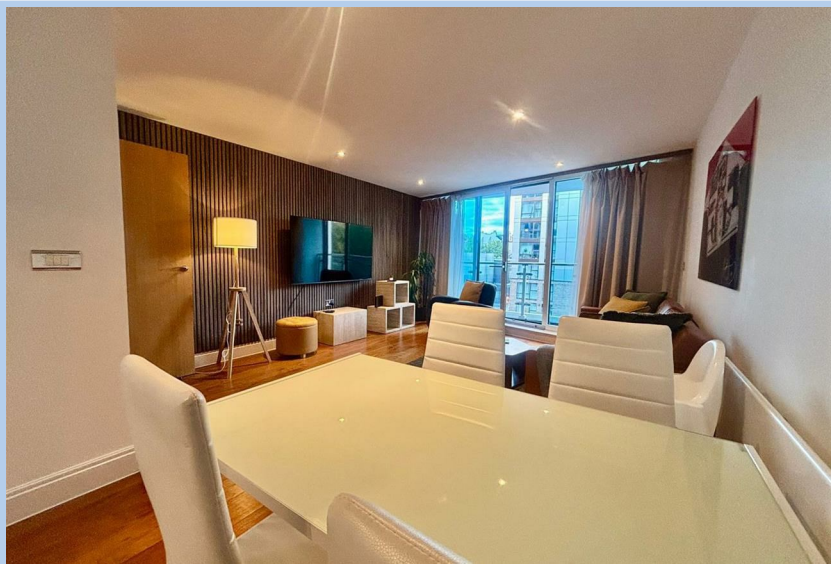
The property offers hardwood flooring, floor to ceiling windows, reception room opening onto the balcony, open plan kitchen with granite worktops, generous master bedroom and modern Italian stone bathroom.

Offered furnished and ready to move in

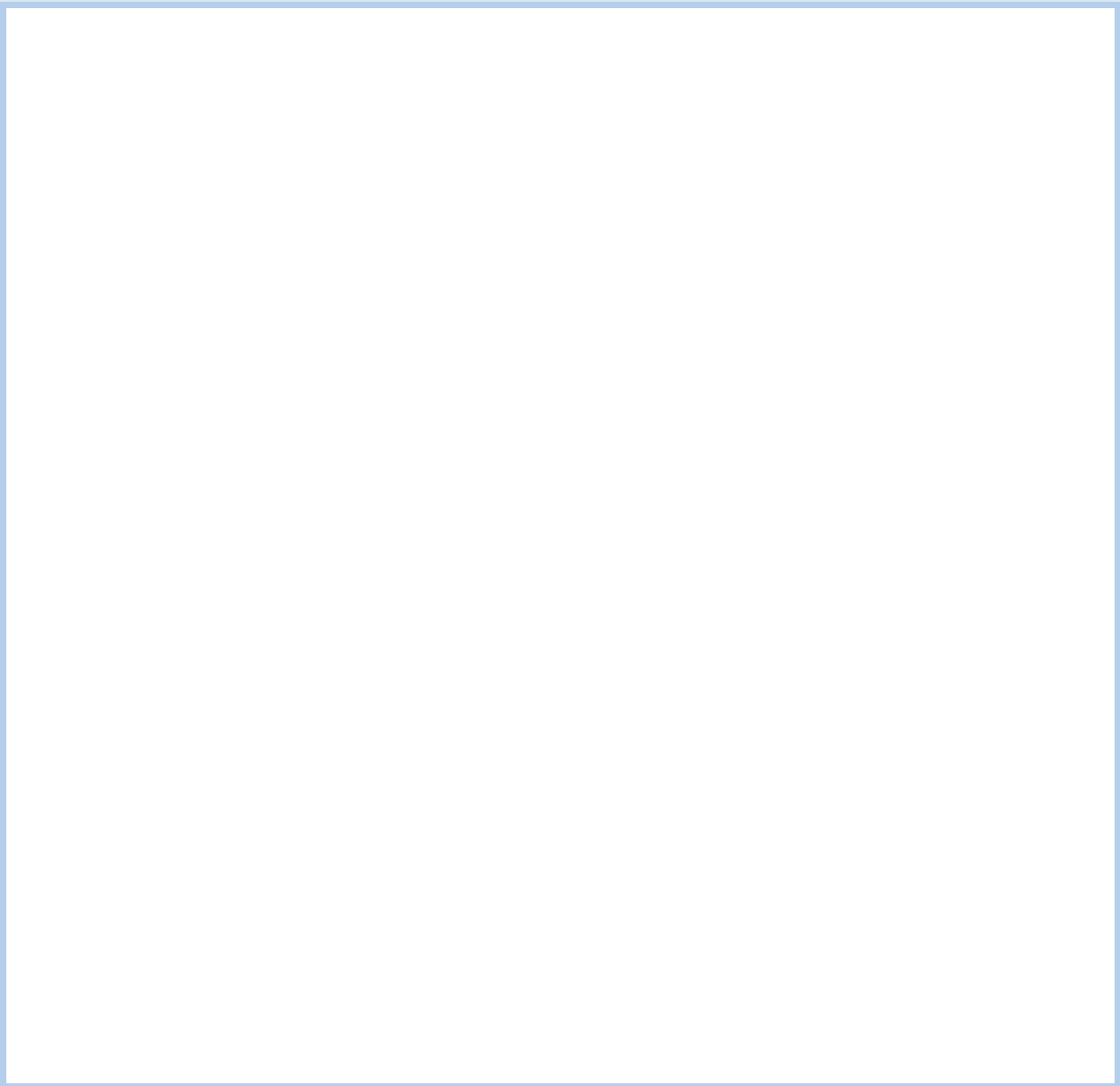
Winchester Road is situated close to Belsize Park and St Johns Wood and within walking distance of the verdant stretches of Primrose Hill. The nearest Underground Station is Swiss Cottage (Jubilee Line).

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: E
EPC Rating: C



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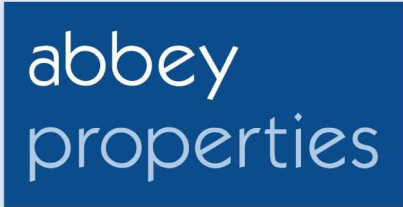
- Modern development
- Near Primrose Hill
- Close to the Jubilee line
- Furnished to Very High Standard
- 24h Concierge
- Hardwood flooring
- Floor to ceiling windows
- Private Terrace



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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7-8 Regency Parade
London, NW3 5EG



lettings@abbeyproperties.co.uk

www.abbeyproperties.co.uk



*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.