



Viewings by appointment  
0207 483 2611

abbey  
properties

83 Hassop Road, NW2 6RX

£1,400 \*fees apply



A bright and spacious modern studio apartment positioned on the upper floor of a well-kept building in the heart of Cricklewood. The property offers an excellent open-plan layout with defined areas for living, dining and sleeping, enhanced by large windows and a Juliet balcony that provide abundant natural light. A sleek contemporary kitchen features glossy cabinetry, good worktop space and integrated appliances, while the separate bathroom is finished in a modern, fully tiled style. Ideally located moments from Cricklewood's vibrant high street, green spaces and fast Thameslink services into Central London.

#### Key Features

- monthly rent includes £95 for bills
- Modern self-contained studio apartment
- Large open-plan living/sleeping area
- Contemporary fitted kitchen with appliances
- Bright interiors with Juliet balcony
- Modern fully tiled bathroom
- Close to shops, cafés and transport links

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: -

EPC Rating: -



abbey  
properties

- £1,400 pcm plus £95 for bills



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

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.