



REGENCY LODGE

Viewings by appointment
0207 483 2611

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Adelaide Road, NW3 5ED

£1,850 *fees apply



A bright and generously sized one-bedroom apartment set on the second floor of the renowned Regency Lodge, moments from Swiss Cottage. Offering over 600 sq ft of well-planned space, the flat features a large reception room with excellent natural light, a separate fitted kitchen and a well-proportioned double bedroom with ample storage.

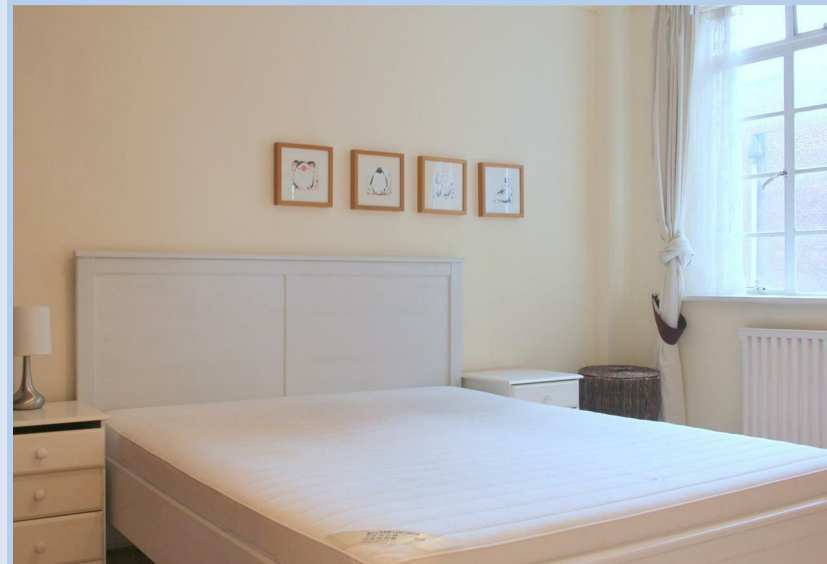
The mansion block itself provides a secure, well-maintained setting with lift access and on-site portage. Ideally positioned for the amenities of Finchley Road, the open green spaces of Primrose Hill and the cultural attractions of Belsize Park, this home suits both professional occupants and those seeking easy access to central London.

Key Features

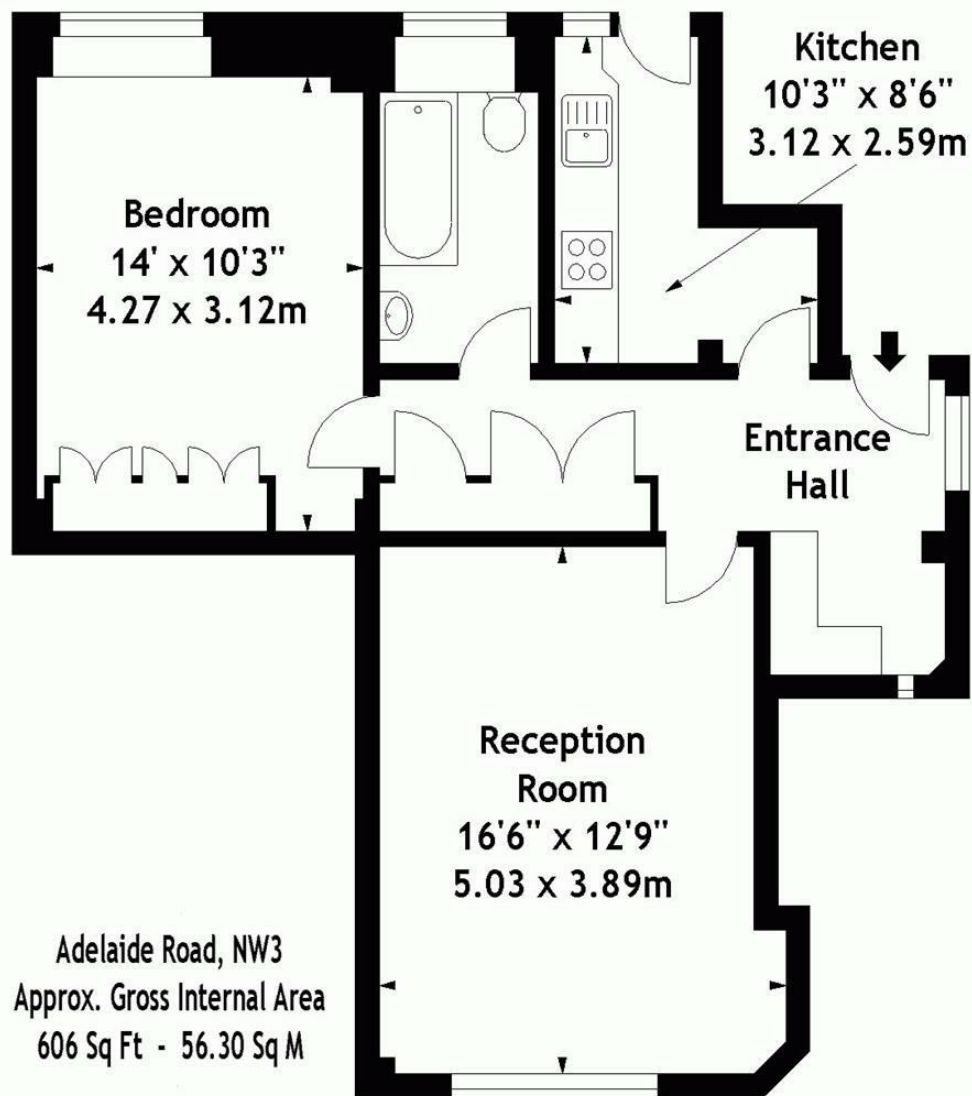
- Spacious 600+ sq ft one-bedroom apartment
- Second floor with lift access
- Large reception room with good natural light
- Separate fitted kitchen
- On-site portage & well-kept communal areas
- Moments from Swiss Cottage amenities
- Prestigious Regency Lodge mansion block

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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- One double bedroom apartment
- Contemporary decor

- Wooden floors
- 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					
	64	77		59	60
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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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.