



Viewings by appointment  
0207 483 2611

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83 Hassop Road, NW2 6RX

£1,495 \*fees apply



A bright and spacious modern studio apartment positioned on the upper floor of a recently built development in the heart of Cricklewood. This well-designed home offers an excellent open-plan layout with defined living, dining and sleeping zones, enhanced by large windows and a Juliet balcony that bring abundant natural light into the space. The sleek contemporary kitchen features glossy cabinetry, generous worktop space and integrated appliances, while the private bathroom is finished in a stylish, fully tiled design. Ideally located moments from Cricklewood's vibrant high street, cafés, green spaces and strong transport connections, this apartment provides convenient and comfortable living in North West London.

#### Key Features

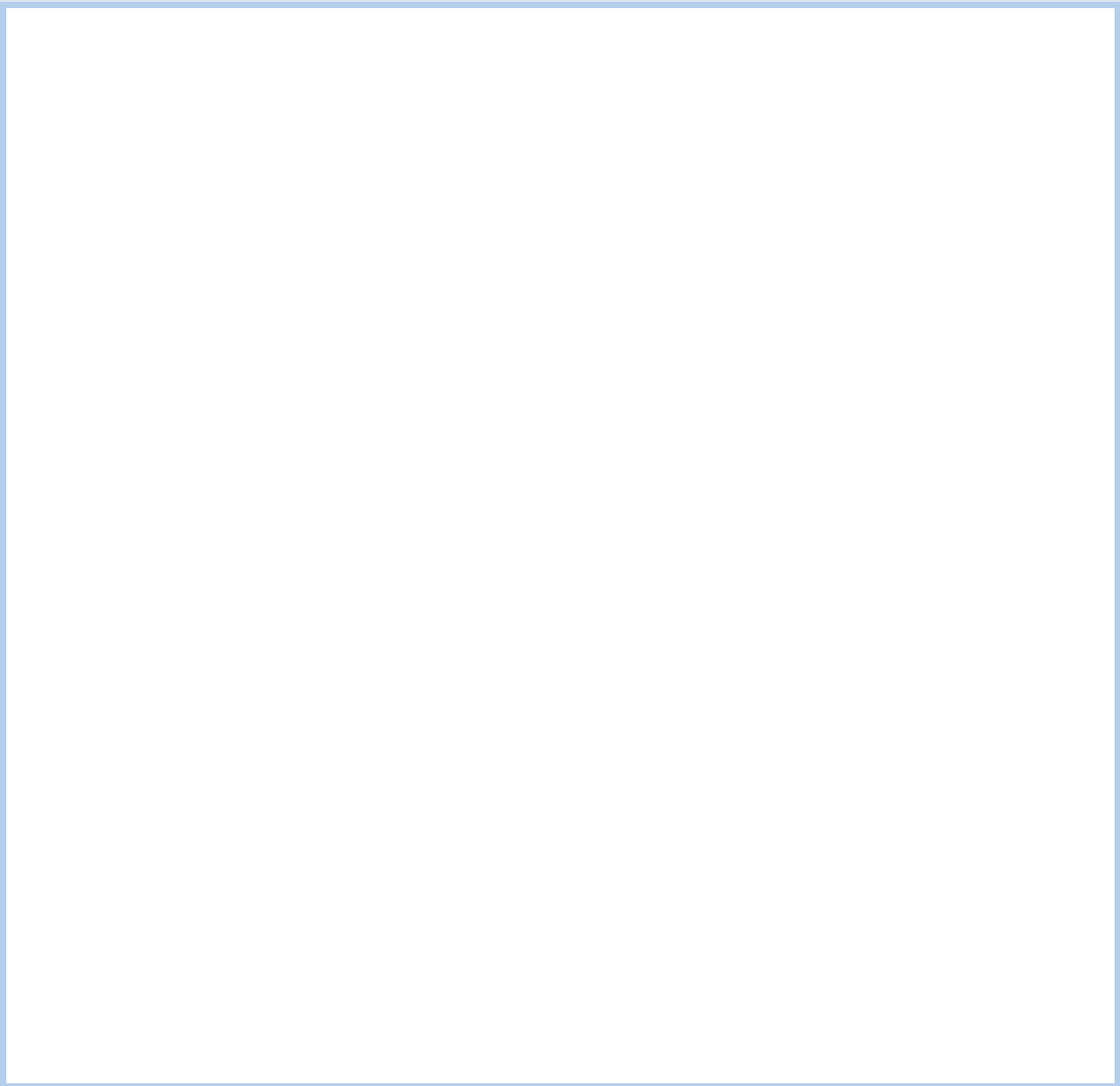
- £1,495 pcm (bills included)
- Modern self-contained studio apartment
- Large open-plan living/sleeping area
- Contemporary fitted kitchen with appliances
- Bright interiors with Juliet balcony
- Modern fully tiled private bathroom
- Close to shops, cafés and transport links

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: -



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- £1,400 pcm plus £95 for bills
- Shower room shared with flat 7A

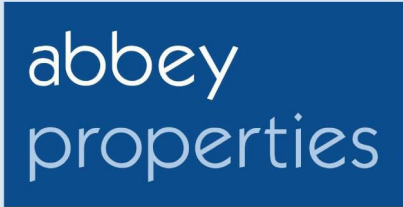
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) 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		

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**0207 483 2611**  
7-8 Regency Parade  
London, NW3 5EG



\*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

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