



Viewings by appointment  
0207 483 2611

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Hassop Road, NW2 6RX

£995 \*fees apply



This well-presented studio-style room offers practical and private accommodation for a single professional, with basic kitchen facilities within the room including a fridge and two-ring hob, and a bathroom shared with only one other studio, located in a convenient North West London setting.

The room is bright and neutrally decorated, providing a clean and comfortable living space with good natural light and modern finishes. The in-room kitchen facilities allow for everyday meal preparation without the need for a shared kitchen.

The bathroom is modern and well maintained, featuring contemporary tiling and a walk-in shower, and is shared with just one other studio. The property is well positioned for local amenities and transport links, making it ideal for commuting professionals.

#### Key Features

- Studio-style room
- In-room kitchen facilities including fridge and two-ring hob
- Bathroom shared with only one other studio
- Modern bathroom with walk-in shower
- Bright, clean and neutrally decorated
- Convenient Cricklewood location
- Suitable for single occupancy

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.



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| Energy Efficiency Rating                           |         |           | Environmental Impact (CO <sub>2</sub> ) Rating |         |           |
|--|---------|-----------|--|---------|-----------|
|  | Current | Potential |  | Current | Potential |
| <i>Very energy efficient - lower running costs</i> |         |           |  |         |           |
| (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                                       |         |           |
| <i>Not energy efficient - higher running costs</i> |         |           |  |         |           |
| England & Wales                                    |         |           | EU Directive 2002/91/EC                        |         |           |

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

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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.

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