



Viewings by appointment
0207 483 2611

abbey
properties

Friern Park, N12 9DL

£1,800 *fees apply



A well-proportioned two-bedroom apartment set within a quiet residential development in Friern Park, N12. The property is offered part furnished and available immediately, featuring a spacious reception room, separate fitted kitchen with appliances, two good-sized bedrooms and a modern bathroom. Finished in neutral tones with laminate flooring throughout, the apartment also benefits from pleasant outlooks over the communal grounds, making it a practical and comfortable home in a well-connected North London location.

Key Features

- Two-bedroom apartment
- Part furnished
- Spacious reception room
- Separate fitted kitchen
- Modern bathroom
- Laminate flooring throughout
- Communal gardens
- Available now

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: C

EPC Rating: D



abbey
properties



Energy Efficiency Rating			Environmental Impact (CO ₂) 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	66	77	(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		England & Wales	EU Directive 2002/91/EC	

Viewings by appointment
0207 483 2611
 7-8 Regency Parade
 London, NW3 5EG

**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.

lettings@abbeyproperties.co.uk

www.abbeyproperties.co.uk

