



Viewings by appointment
0207 483 2611

abbey
properties

, 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.



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			(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		

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

