



Viewings by appointment  
0207 483 2611

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Hilgrove Road, NW6 4TL

£430,000\*fees apply



A large and bright two bedroom (746sqft/69sqm) duplex apartment with a private balcony arranged over the first and second floors (with lift) of this well-maintained block in Swiss Cottage.

The property comprises of a spacious reception and dining room with access to balcony, separate newly fitted kitchen, two double bedrooms with built-in wardrobes, bathroom and separate wc.

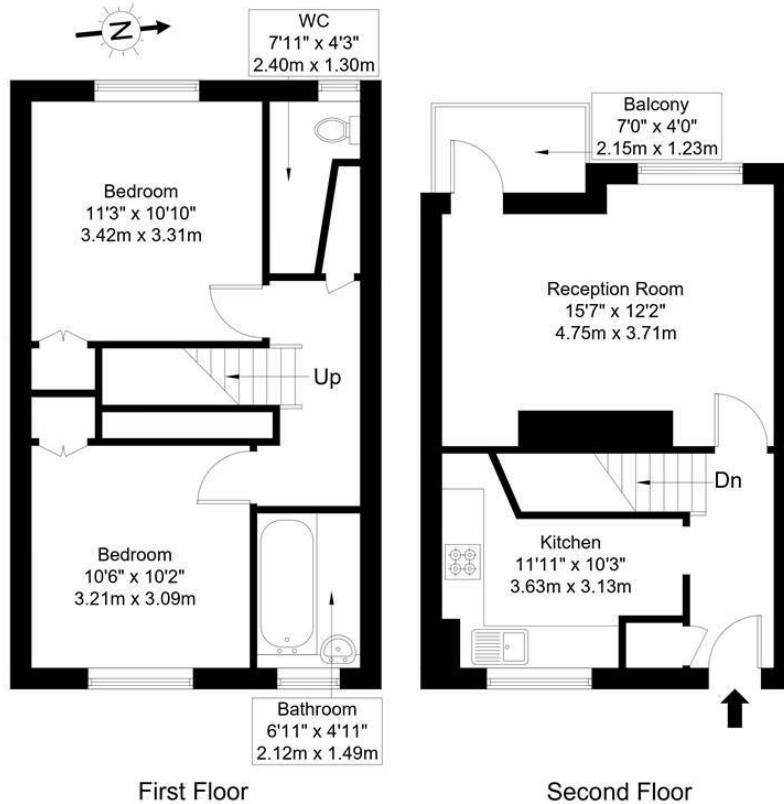
Hilgrove Road is within moments from Swiss Cottage tube station and the shops and amenities on Fairfax Road and Finchley Road. The beautiful surroundings of Primrose Hill Park are only a 10 minute walk away.



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Approx Gross Internal Area = 69.70 sq m / 750 sq ft  
 Balcony = 2.64 sq m / 28 sq ft  
 Total = 72.34 sq m / 778 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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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.

- Two double bedrooms
- Fully double glazed
- Large separate kitchen
- Ample storage space
- Moments to Swiss Cottage tube station
- Private balcony
- Recently refurbished
- Fitted wardrobes
- Split-level apartment
- Close to local shops and amenities



| 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                                   | 68      | 76        | (55-68) D   | 72      | 73        |
| (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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7-8 Regency Parade  
 London, NW3 5EG

[lettings@abbeyproperties.co.uk](mailto:lettings@abbeyproperties.co.uk)

[www.abbeyproperties.co.uk](http://www.abbeyproperties.co.uk)



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