



Viewings by appointment
0207 483 2611

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Adelaide Road, NW3 3PN

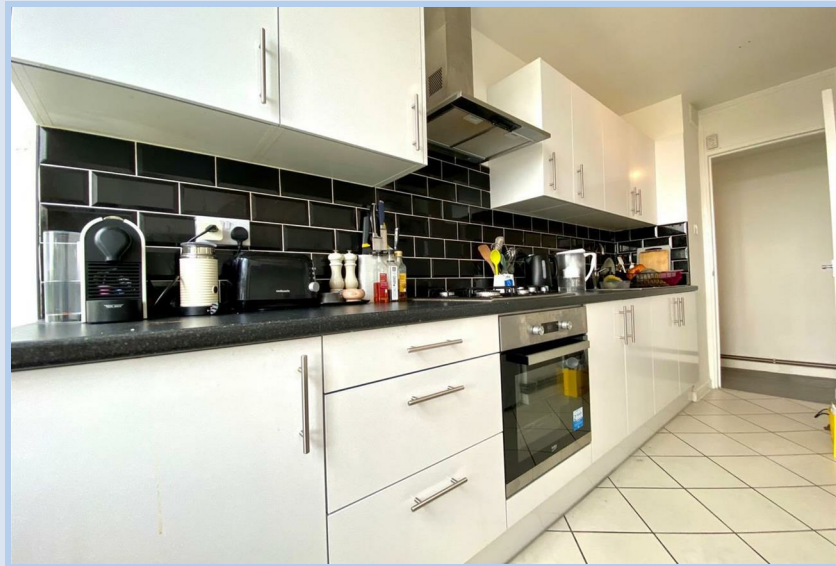
£3,120 *fees apply



We present a newly refurbished beautiful three bedroom apartment with stunning views.

The property offers a modern kitchen with a dining area, three double bedrooms with excellent storage, two storage rooms, bathroom and separate wc. The reception room is the third bedroom.

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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propertymark
CLIENT MONEY PROTECTION

This is to certify that
Wellington Estates Property Limited

Trading as
Wellington Estates

is part of the Propertymark Client Money Protection scheme

Main Scheme Member
Scheme Ref: C0131982

Valid to
28/02/2026

Please note there is a £50,000 individual claim limit and an annual aggregate limit. See propertymark.co.uk for further details and exclusions.

- Spacious 3 Bed
- Gas and Hot Water Included
- Excellent Transport Links
- Furnished
- Great Location



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ 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

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www.abbeyproperties.co.uk

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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.