



## SNOWMAN HOUSE

LONDON, NW6

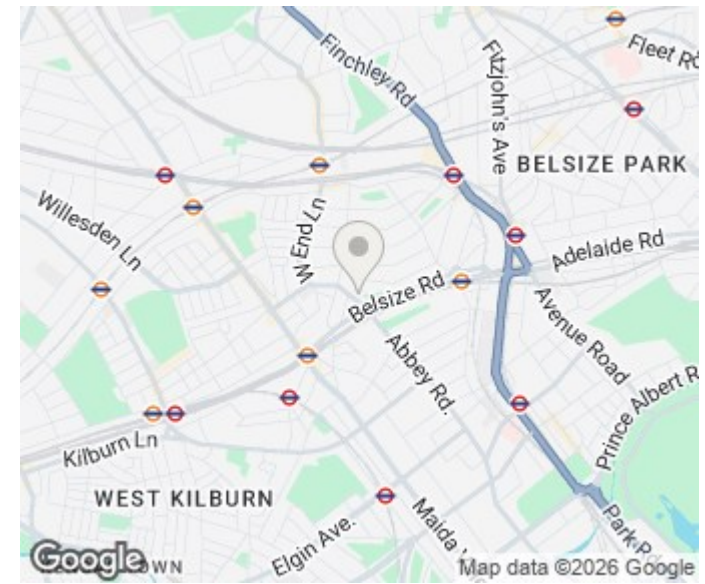
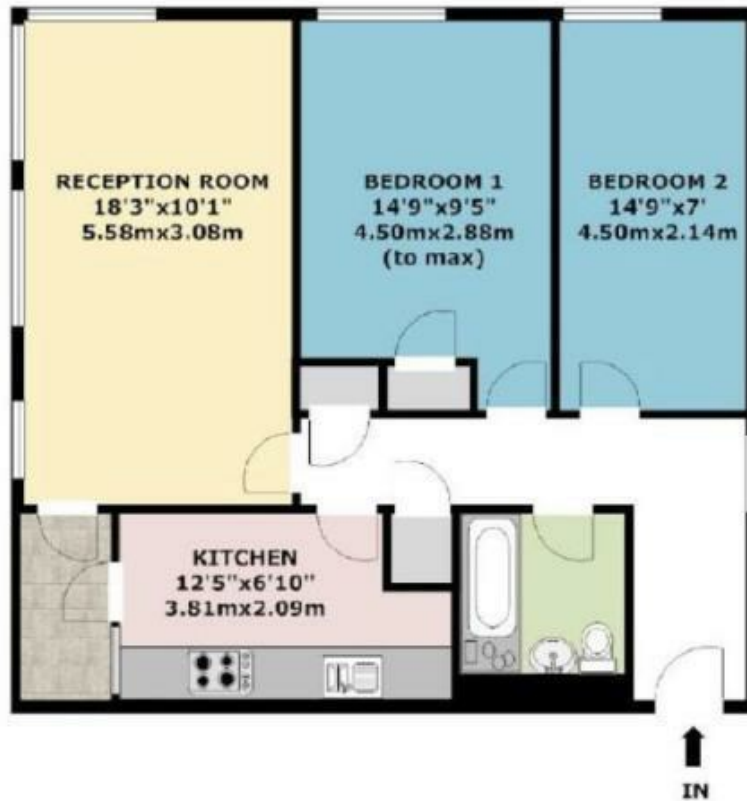
£2,400 PCM

Newly refurbished 2 bedroom flat nestled in the vibrant area of Abbey Road, London. Comprising two well-proportioned bedrooms, spacious reception room and a conveniently located bathroom.

The flat offered furnished or unfurnished. the tenant can decide.

Abbey Road is renowned for its rich cultural history and lively atmosphere. Residents can enjoy easy access to local amenities, including shops, cafes, and parks, all within a short distance. The area is well-connected by public transport, allowing for effortless travel across London.

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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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