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Snowman House, Abbey Road, London, NW6

Asking Price £250,000



****Suitable for cash buyers****

Set within the vibrant and highly sought-after Abbey Road area, the property comprises two bedrooms, a dual aspect reception room flooded, and a separate kitchen which provides direct access to a private balcony. Positioned on the fifth floor of a purpose-built block, the apartment is conveniently accessed via lift.

The property would benefit from modernisation, making it an ideal prospect for those looking to put their own stamp on a home and add value.

Abbey Road is renowned for its rich cultural heritage and lively atmosphere. Residents benefit from a wide array of local amenities, including independent shops, cafés, and green spaces, all within easy reach. The area is also exceptionally well connected, with excellent transport links providing swift and convenient access across London.

Room Dimensions:

Reception: 19'3" × 10'3" (5.86 m × 3.13 m)
Bedroom 1: 14'11" × 9'9" (4.55 m × 2.98 m)
Bedroom 2: 14'11" × 7'4" (4.55 m × 2.23 m)
Kitchen: 12'2" × 6'10" (3.71 m × 2.09 m)
Balcony: 6'10" × 5'2" (2.09 m × 1.58 m)

Service Disclaimer stating "All services/appliances have not, and will not be tested."

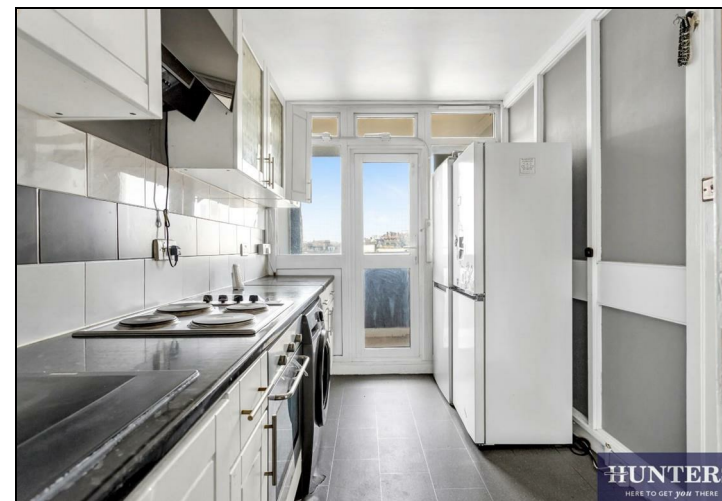
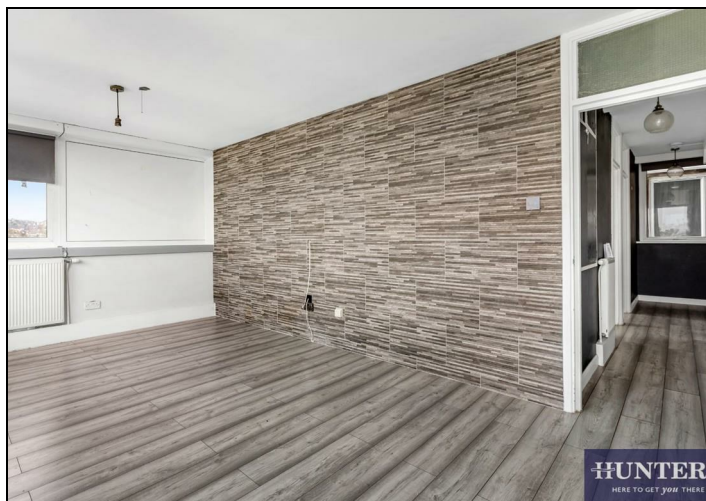
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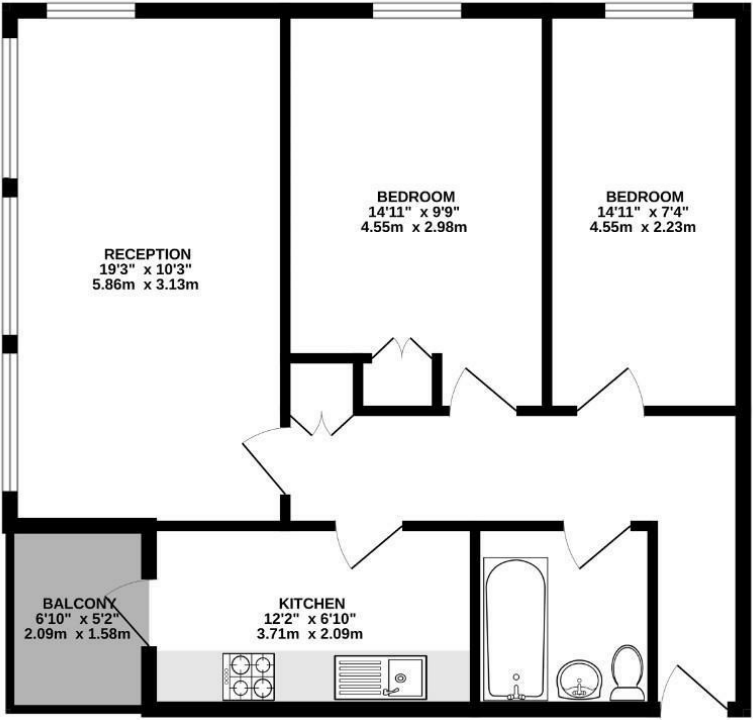
KEY FEATURES

- Bright and spacious reception room
- Separate kitchen with direct access to a private balcony
 - Sold as seen
- Close to a wide range of local amenities,
- Close to a wide range shops, cafés, and green spaces
- Excellent transport links providing easy access across London
- Over 678 sq.ft over internal living space
 - Lift access for convenience

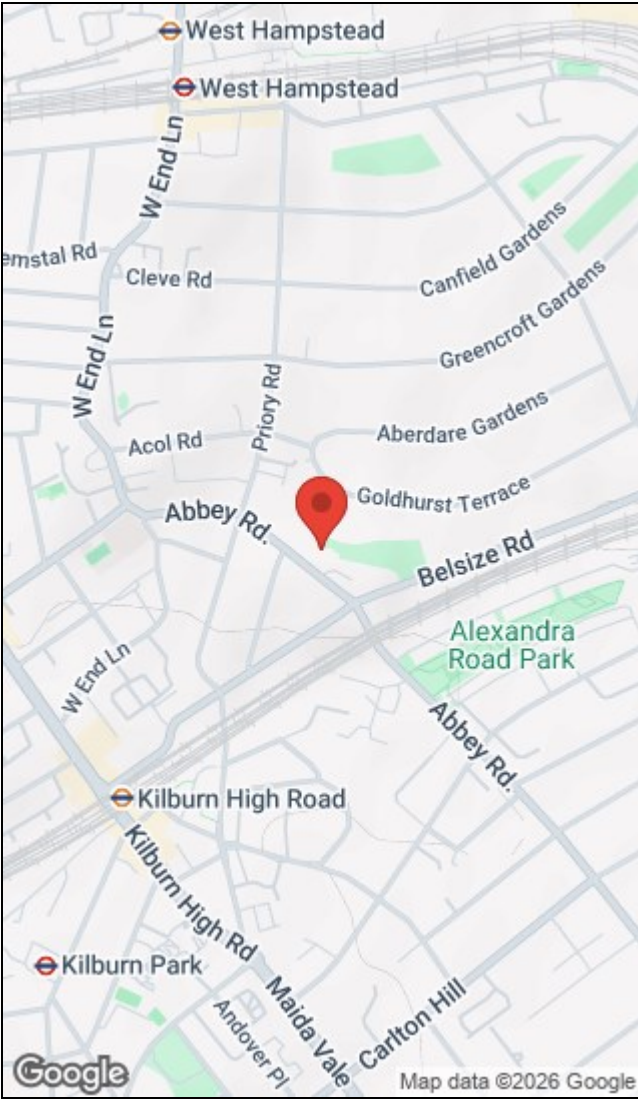




FIFTH FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA - 678 sq.ft. (63.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix C2020



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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