



**Abbotsford Court, 3 Lakeside Drive, NW10 7GB**  
**£1,950 Per Month**

**coopers**  
OF LONDON EST. 1986

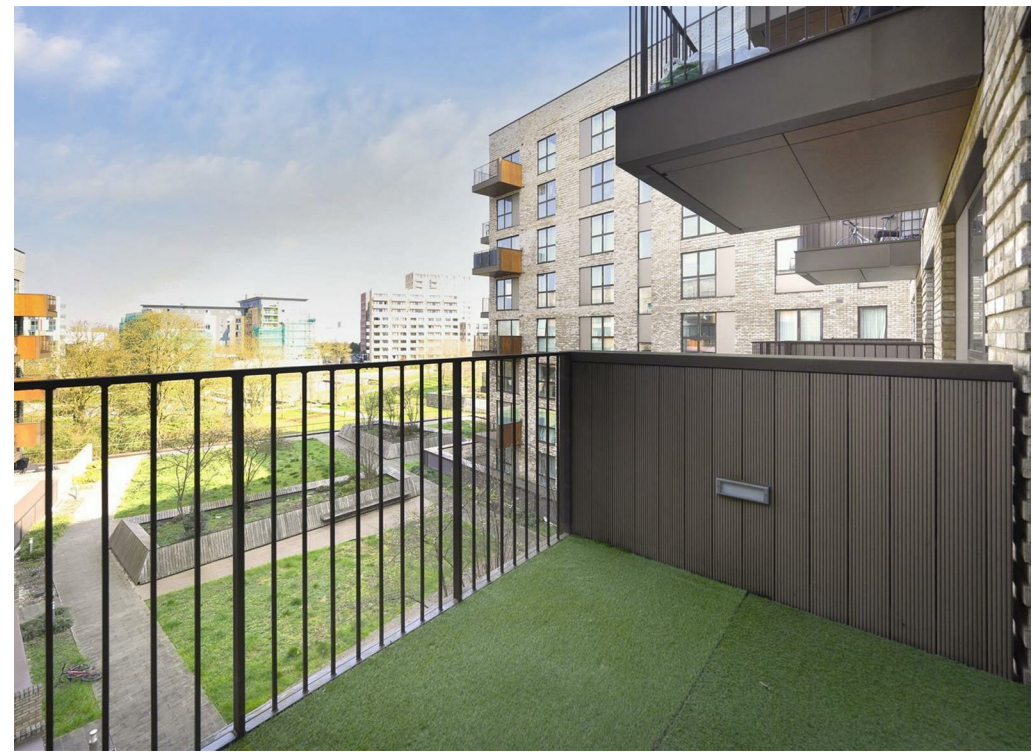
# Abbotsford Court, 3 Lakeside Drive, NW10

- Available June
- Furnished
- 4th Floor
- Balcony
- Good Transport Links

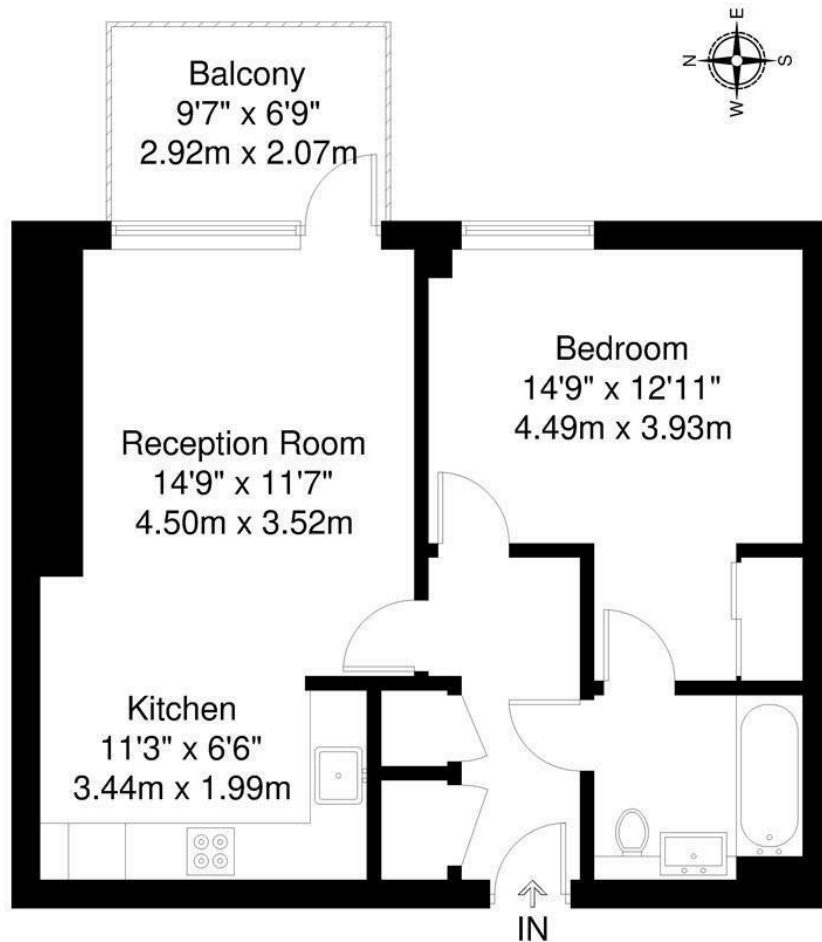
**Stunning modern one bedroom apartment in the landmark Royal Waterside development in Park Royal.**

**The property is based on the fourth floor and comprises: entrance hallway, double bedroom with built-in wardrobe, open plan kitchen/reception, luxury bathroom and large balcony overlooking communal court yard.**

**A short walk from Park Royal Station and Hanger Lane Station, this brand new property is Available June.**





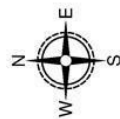


**Fourth Floor**

Abbotsford Court, Lakeside Drive, NW10

Total Gross Internal Area = 52 sq m / 559 sq ft

All Measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Viewing**

Strictly by appointment with:  
Coopers of London , 22 Cleveland Street,  
Fitzrovia, London W1T 4JB  
info@coopersoflondon.co.uk

**0207 580 9658**

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