



Viewings by appointment  
0207 483 2611

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properties

# Euston Road, NW1 3AA

£3,300 \*fees apply

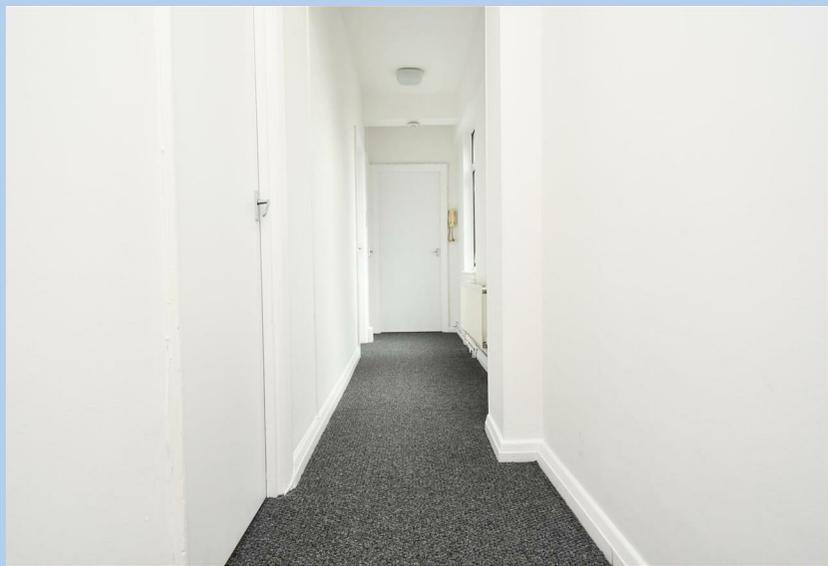


Four bedroom , two bathroom, duplex apartment with a terrace offers breathtaking views over the London skyline. Situated in the heart of Fitzrovia - only moments from UCL and the beautiful surroundings of Regent's Park.

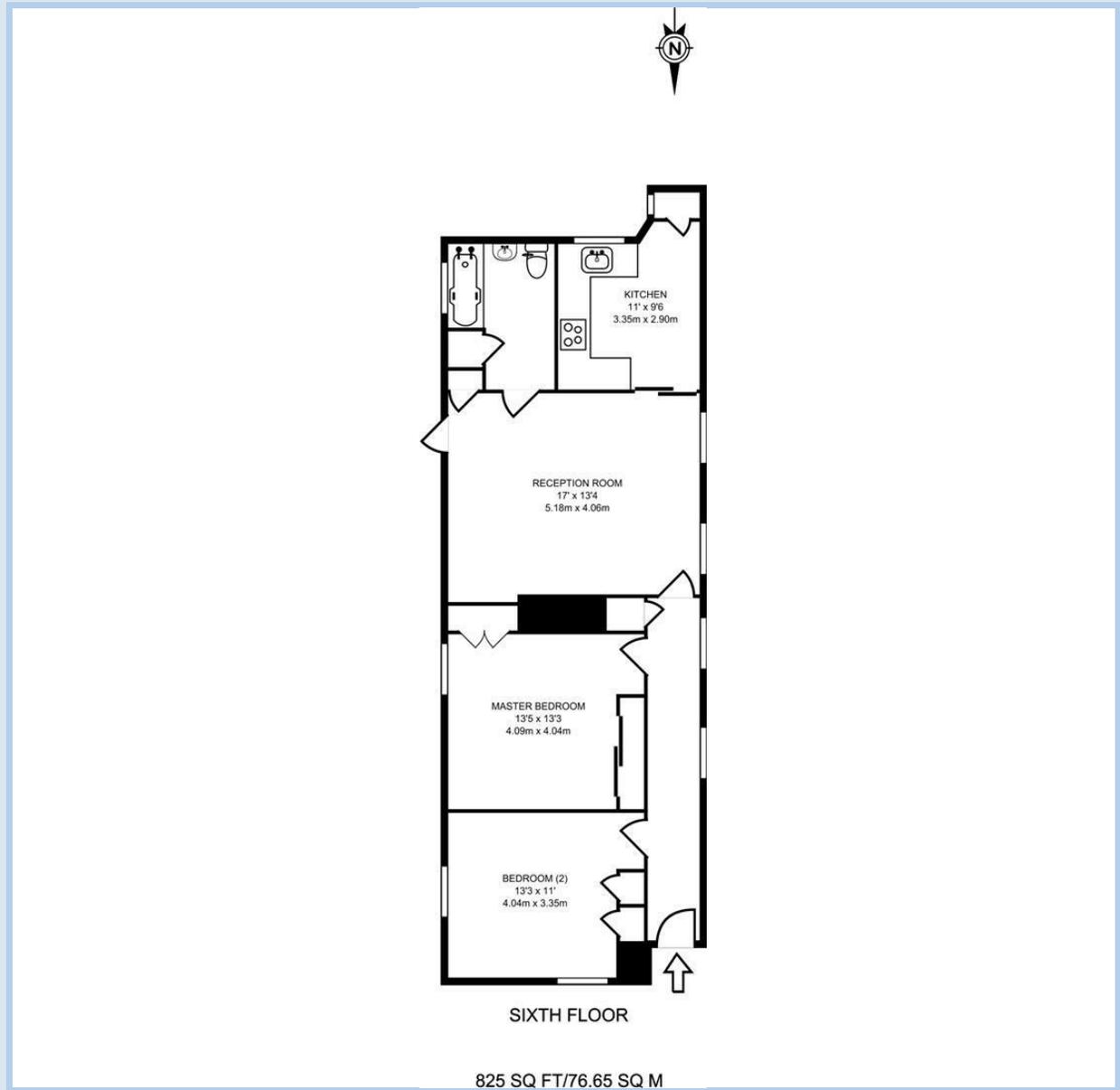
An ideal apartment for students or professional sharers.

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.

Tax Band: E  
EPC Rating: E



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- Ample storage space
- Breathtaking views over the London skyline
- Separate kitchen
- Ample reception and dining room
- Close to UCL, the West End and Regent's Park
- Private roof terrace
- Two double bedrooms
- Laid over the entire top/6th floor
- Private 1930's mansion block
- Moments from excellent transport links



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		74
(55-68) D		75	(55-68) D		
(39-54) E	48		(39-54) E		
(21-38) F			(21-38) F	40	
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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7-8 Regency Parade  
London, NW3 5EG



lettings@abbeyproperties.co.uk

www.abbeyproperties.co.uk



\*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.