Viewings by appointment
0207 483 2611

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Minster Road, NW2 3RE

£2,250 *fees apply

Newly refurbished, split level 2 bedroom, 2 bathroom apartment situated within a period semi-detached house on a sought-after road in an excellent location. The property comprises an open plan kitchen and reception room, two bedrooms - one with en-suite shower room and one with fitted wardrobes, additional bathroom, entry phone intercom system and gas central heating.

The property is very conveniently situated for the trendy bars, cafes and restaurants along West End Lane and Kilburn High Road. Transport links include West Hampstead tube (Jubilee Line) and National Rail station. Kilburn Underground about a 10 minute walk and West Hampstead is approximately 15 minute walk.

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1 8 7 0 9 7 4). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 0 9 7 7 8 0 1 9 7. We charge no administration fees to tenants.

Energy Rating: C
Council Tax: D

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LOWER GROUND FLOOR
APPROX. FLOOR
AREA 331 SQ.FT.
(30.8 SQ.M.)

RAISED GROUND FLOOR
APPROX. FLOOR
AREA 263 SQ.FT.
(24.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 595 SQ.FT. (55.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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

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- Ground Floor
- Entry phone intercom system
- Ensuite shower room
- Gas central heating

2 1 2

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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

The Property Ombudsman LETTINGS

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 from 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.