

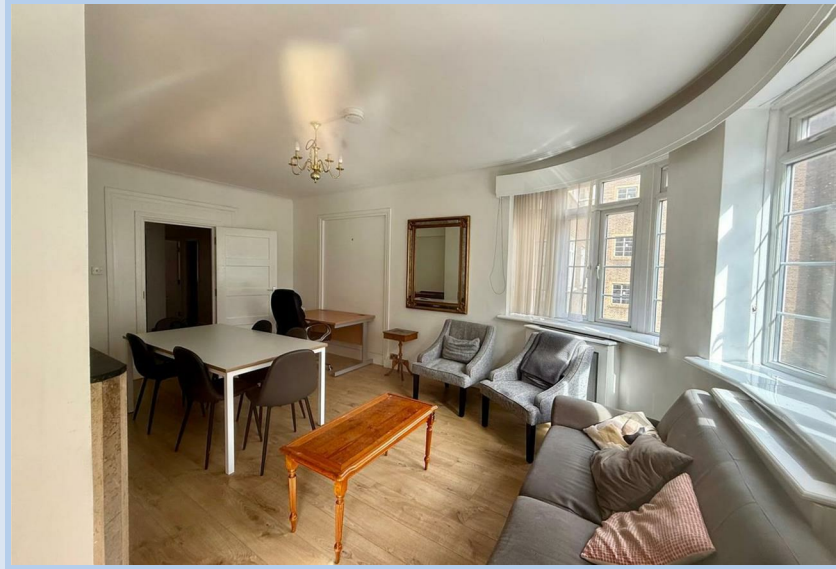


Viewings by appointment  
0207 483 2611

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# Adelaide Road, NW3 5ED

£950 \*fees apply



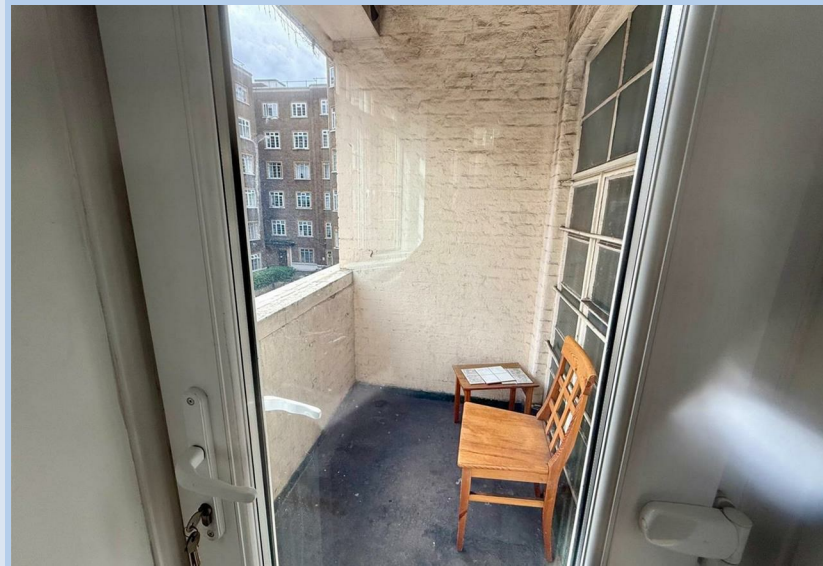
A superb and spacious double room set within a well-maintained flatshare in Regency Lodge, an iconic 1930s mansion block positioned moments from Swiss Cottage Station. The room benefits from excellent natural light, generous proportions and access to shared spaces including a bright living area, modern fitted kitchen and tiled bathroom. Regency Lodge offers secure entry, a porter service and neatly kept communal areas, creating a comfortable and convenient living environment. With the Jubilee line less than a minute away and the shops, cafés and amenities of Finchley Road and Primrose Hill within easy reach, this room provides an ideal base for residents seeking quality accommodation in a highly connected NW3 location.

## Key Features

- Bright and spacious double room
- Situated in Regency Lodge, a portered mansion block
- Access to shared modern kitchen and bathroom
- Large shared reception room with bay windows
- Secure entry and well-kept communal areas
- One minute from Swiss Cottage Underground (Jubilee line)
- Walking distance to Primrose Hill and Finchley Road amenities
- Characterful 1930s building with period features

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.

Tax Band: F  
EPC Rating: C



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Measured in accordance with RICS code of measuring practice. These plans are for representation purposes only and should be used as such by any prospective purchaser. Every attempt is made to ensure accuracy. However, all measurements are approximate and should not be relied on as a basis of property valuation.

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Mob:07878312843 - Email: maxconsult.co.uk

- Five Bedrooms
- Separate tiled kitchen
- Balcony
- Concierge, lift, heating and hot water included
- Close to Swiss Cottage, Primrose Hill
- 0.1 miles to the underground



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

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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

#### 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.

