



Viewings by appointment
0207 483 2611

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Biscay Road, W6 8JW

£1,000 *fees apply



A bright and well-presented furnished double room set on the first floor of a six-bedroom houseshare, offering a comfortable and practical living space with built-in storage and a dedicated desk area.

The room benefits from good natural light and a clean, neutral finish, making it ideal for a single occupant seeking a functional and well-organised living environment. The property is arranged over two levels and provides access to a shared fitted kitchen with direct access to the rear garden, along with two shared bathrooms, each shared between three occupants. All utility bills are included.

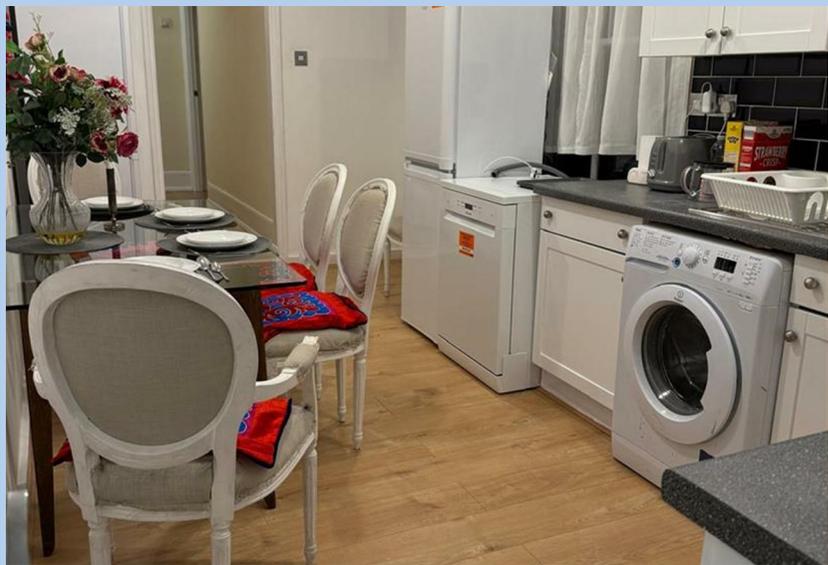
Conveniently located within easy reach of Barons Court and West Kensington Underground Stations, with a range of local shops, cafés and amenities nearby, as well as green spaces including Ravenscourt Park.

Suitable for a single occupant looking for a tidy and well-managed house share in West London.

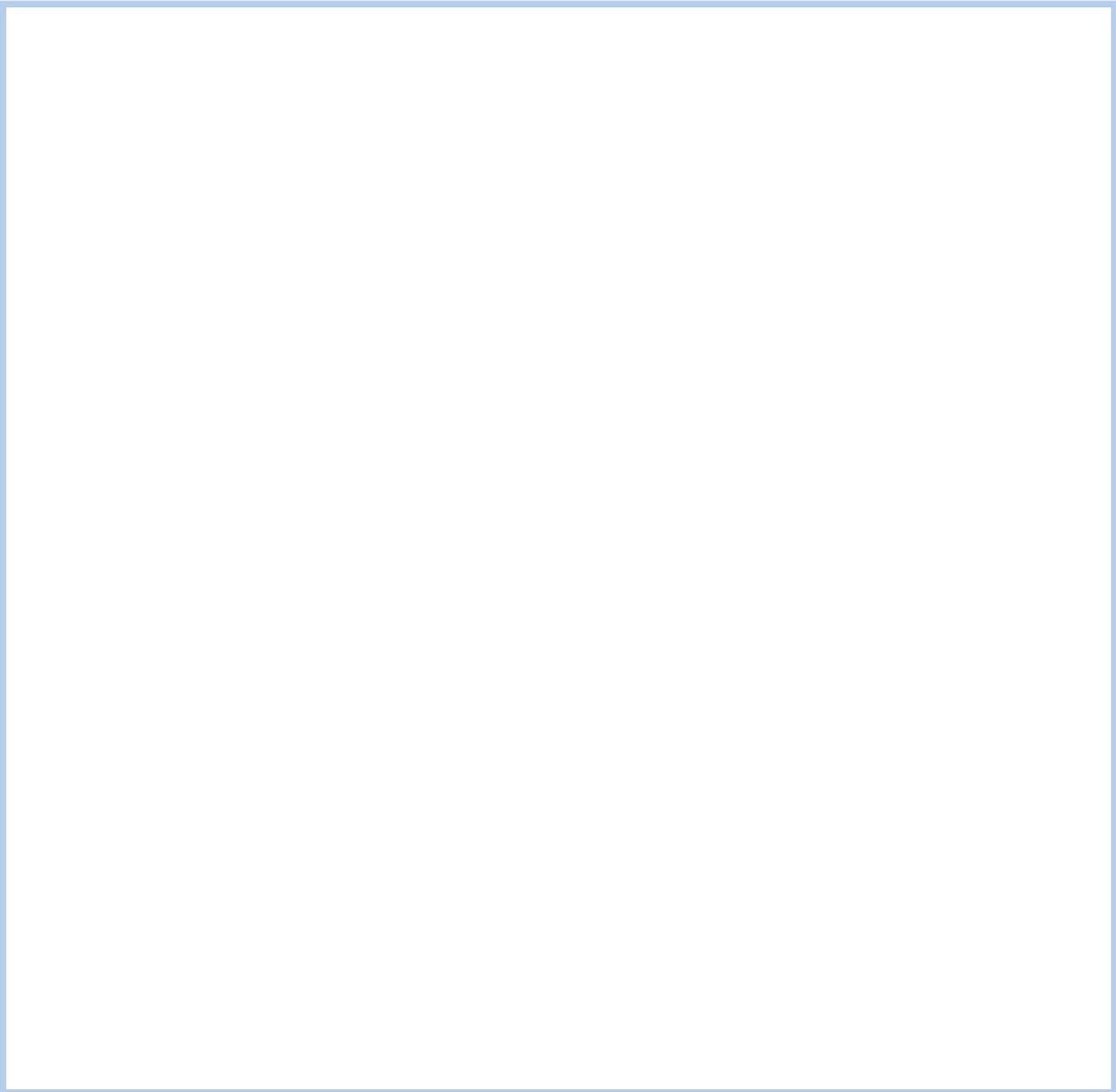
Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1 8 7 0 9 7 4). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174, Hammersmith Rd, London, W6 7JP company registration number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

EPC rating: D

Council Tax: F



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

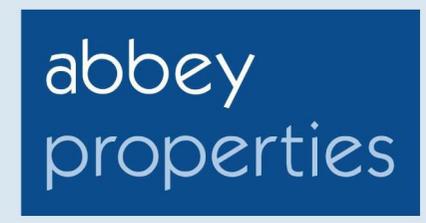
Environmental Impact (CO ₂) Rating		Energy Efficiency Rating	
	Current	Potential	
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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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.

