



Viewings by appointment
0207 483 2611

abbey
properties

, NW3 3BX

£7,500 *fees apply



An impressive, bespoke interior designed 2467sqft/229sqm town house with a private garden, balcony and off-street parking on a highly sought-after road in picturesque Primrose Hill.

The property comprises an exceptionally spacious double reception room opening onto a secluded garden, a beautifully finished kitchen, study and storage room over the ground floor. A second reception room with a private balcony, guest cloakroom and further dining room is arranged over the entire raised ground floor, with four generous bedrooms (all with contemporary en-suite bathrooms) arranged over the top two floors. Harley Road is within moments from the boutiques, cafes and restaurants in Primrose Hill and Belsize Park and the transport links at Swiss Cottage (Jubilee line) and Chalk Farm (Northern line)

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: H
EPC Rating: D



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- Bespoke interior designed
- 4 bedrooms (all with en-suite bathrooms)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		81
(69-80) C			(69-80) C		
(55-68) D			(55-68) D	66	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	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.