



Viewings by appointment
0207 483 2611

abbey
properties

Carburton Street, W1W 5AP

£3,683 *fees apply



We present this beautiful 3 bedroom flat in the heart of Fitzrovia, one of the most sought after areas in Central London. The property comprises three double bedrooms, kitchen, separate living room and bathroom. An amazing selection of cafes, restaurants and boutiques on your doorstep, Regents Park very close by and easy access to public transportation.

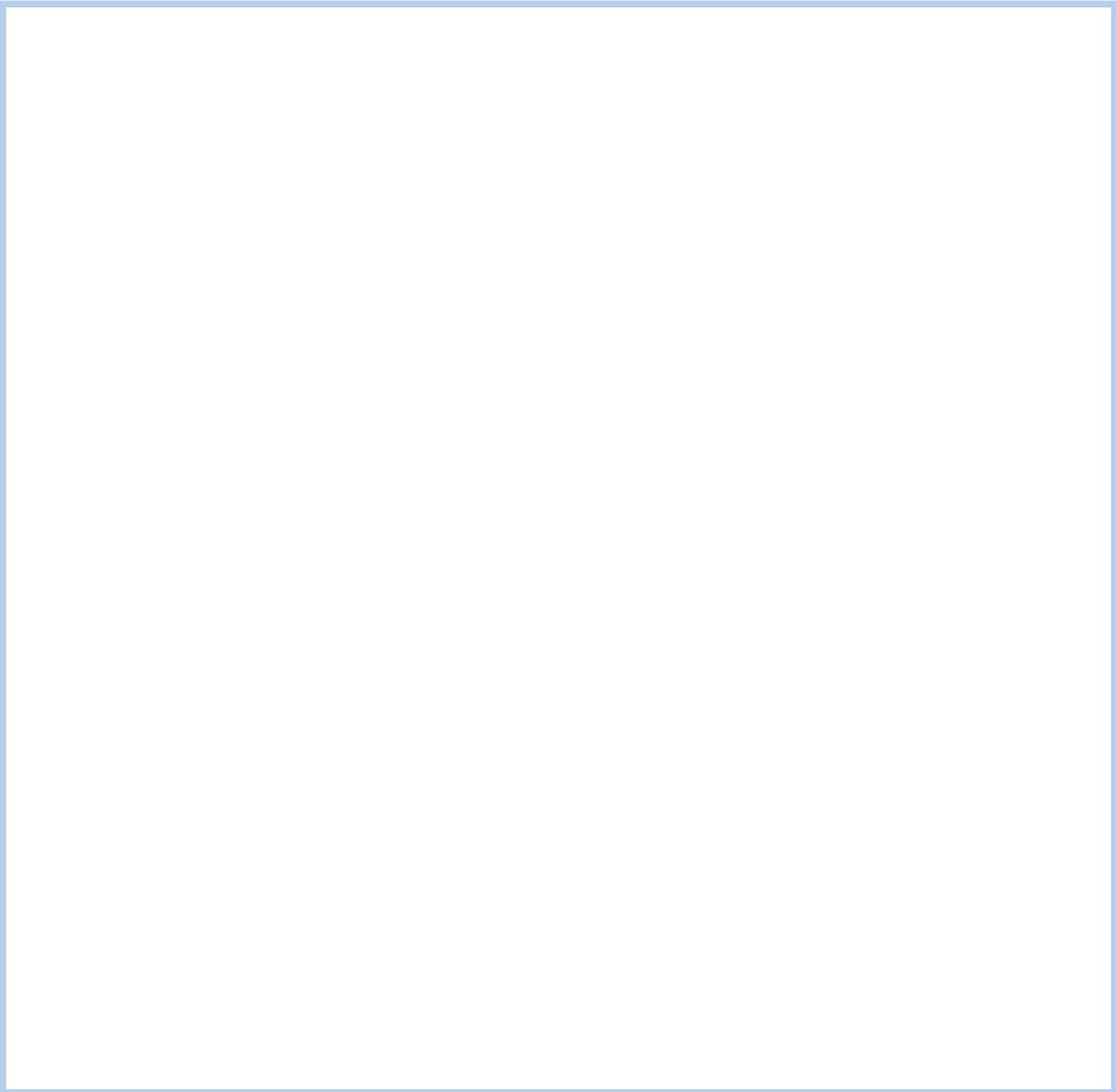
Perfect for students: walking distance to UCL, University of Westminster and Royal Academy of Music, among others.

Available July 1. Early viewings recommended to secure this flat.

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.



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- 3 Bedroom Flat in the Heart Of Fitzrovia
- Near UCL, University of Westminster and Royal Academy of Music campuses, among others.
- Easy Access to transport links



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		

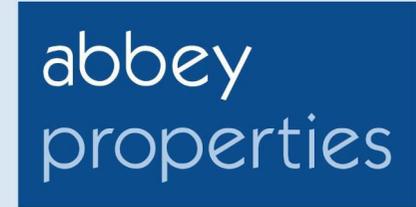
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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<i>Not environmentally friendly - higher CO₂ emissions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

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7-8 Regency Parade
 London, NW3 5EG

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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.

