



Viewings by appointment
0207 483 2611

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Broxwood Way, NW8 7QJ

£2,899 *fees apply



A rare opportunity to rent a distinctive two-bedroom, two-bathroom split-level maisonette, set within a quiet residential pocket just moments from Primrose Hill. The property offers a beautifully presented open-plan kitchen and reception space with wood flooring throughout, creating a bright and welcoming home ideal for modern living.

Both bedrooms are well proportioned, with the principal bedroom opening directly onto a private garden and enjoying views towards Primrose Hill Park. Further benefits include contemporary bathrooms, a modern fitted kitchen with washing machine and separate dryer, and excellent natural light throughout.

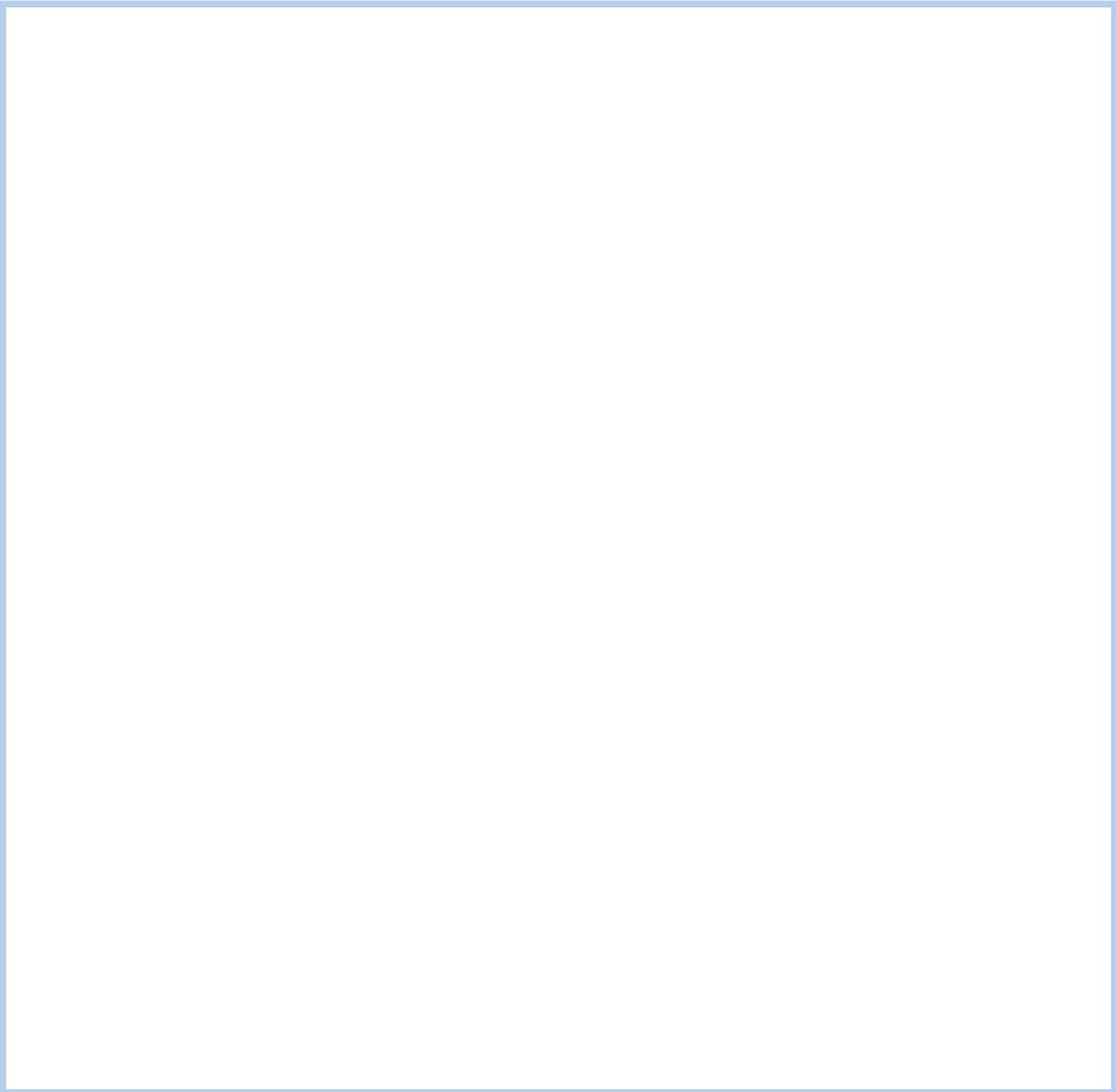
Ideally located close to St John's Wood Underground Station and the open green spaces of Primrose Hill, this home combines a peaceful setting with excellent connectivity. Early viewing is highly recommended.

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: E
EPC Rating: C



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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		

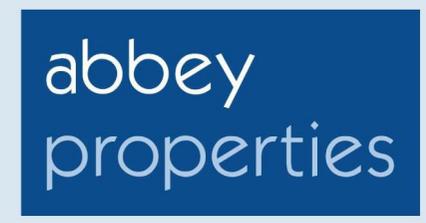
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
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7-8 Regency Parade
 London, NW3 5EG

lettings@abbeyproperties.co.uk

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.

