



Viewings by appointment  
0207 483 2611

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properties

143 Park Road, NW8 7HY

£2,800 \*fees apply



This apartment comprises two spacious double bedrooms with ample storage, a large living/ dining area with a separate kitchen, 1 bathroom plus separate WC.

The spacious two bedroom apartment is set within a ported building. This building offers easy access to the famous Lords Cricket Ground, the open spaces of Regent's Park, along with all the local shops, bars, restaurants located on St John's Wood High Street.

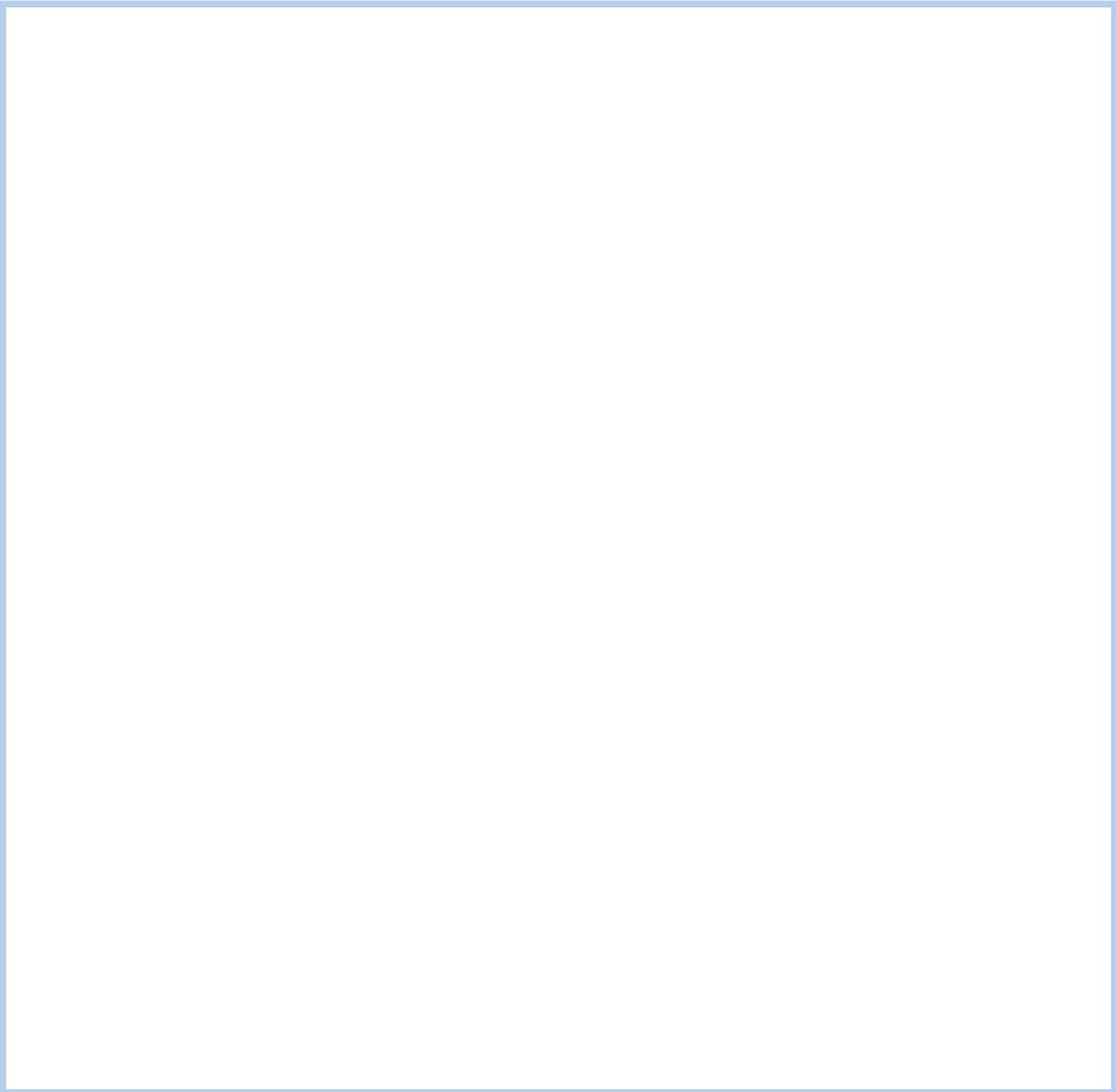
- Ground floor
- 896sq ft
- CCTV
- Available furnished or unfurnished
- Lifts, Porter
- Video Entry

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: F  
EPC Rating: D



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- Ground Floor
- Private patio garden
- Superfast Broadband
- Available furnished or unfurnished
- Pet Friendly



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

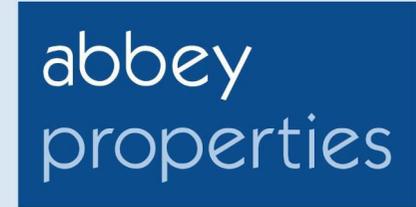
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			
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www.abbeyproperties.co.uk



\*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.

