



Viewings by appointment
0207 483 2611

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properties

, NW10 1EJ

£1,400 *fees apply



This well-presented ground floor studio offers comfortable, practical living just moments from Dollis Hill Station. The bright open-plan layout includes a sleeping/living space with large front window, fitted kitchen with hob, oven and under-counter fridge, plus a private modern shower room. Built-in shelving provides useful storage, while the studio benefits from access to a shared garden at the rear. Set on a quiet residential road yet seconds from local shops, cafés and excellent transport links, this is an ideal all-inclusive option for convenient London living.

Key Features

- Ground floor self-contained studio
- Rent includes all bills
- Bright open-plan living/sleeping area
- Fitted kitchen with oven, hob and fridge
- Private modern shower room
- Use of shared garden
- Built-in shelving providing useful storage
- Moments from shops, cafés and daily amenities
- 1-minute walk to Dollis Hill Station (Jubilee 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: E

EPC Rating: D



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- bills included



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	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		64	(55-68) D		
(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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 7-8 Regency Parade
 London, NW3 5EG

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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.

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