



Viewings by appointment
0207 483 2611

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properties

137 Finchley Road, NW3 6JG

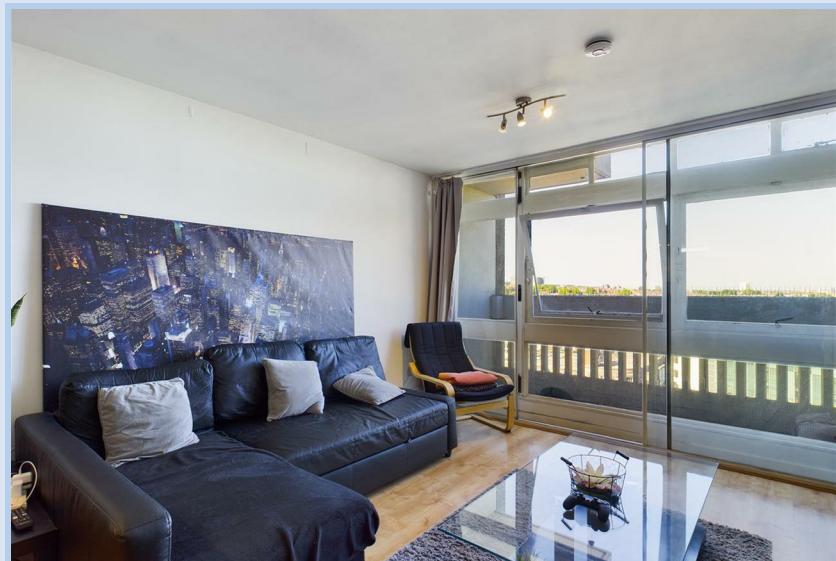
£2,500 *fees apply



A large and bright two double bedroom apartment with two private balconies offering breathtaking views from the 9th and 10th floors of a private portered block in Swiss Cottage.

The property comprises a 31' reception and dining room with access to balcony, modern fully fitted kitchen, guest wc, master bedroom with a walk-in wardrobe and private balcony, second double bedroom with fitted wardrobes, storage room and a large bathroom.

Leasehold: 999 years remaining on lease



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- Two Bedroom Duplex Flat
- Wooden Flooring
- Family Bathroom & Downstairs WC
- Spectacular Views of City
- Lift in Building
- Ninth & Tenth Floor
- Tube Station on Doorstep
- Two Balconies
- Concierge on Site



Approximate total area⁽¹⁾
340.26 ft²
31.61 m²

Reduced headroom
11.35 ft²
1.05 m²

(1) Excluding balconies and terraces

□ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 0



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		
(69-80) C			(69-80) C		
(55-68) D			(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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*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.