



Viewings by appointment
0207 483 2611

abbey
properties

Park Road, NW8 7HY

£7,190 *fees apply



An outstanding five bedroom apartment located on the first floor in a prestigious portered mansion block.

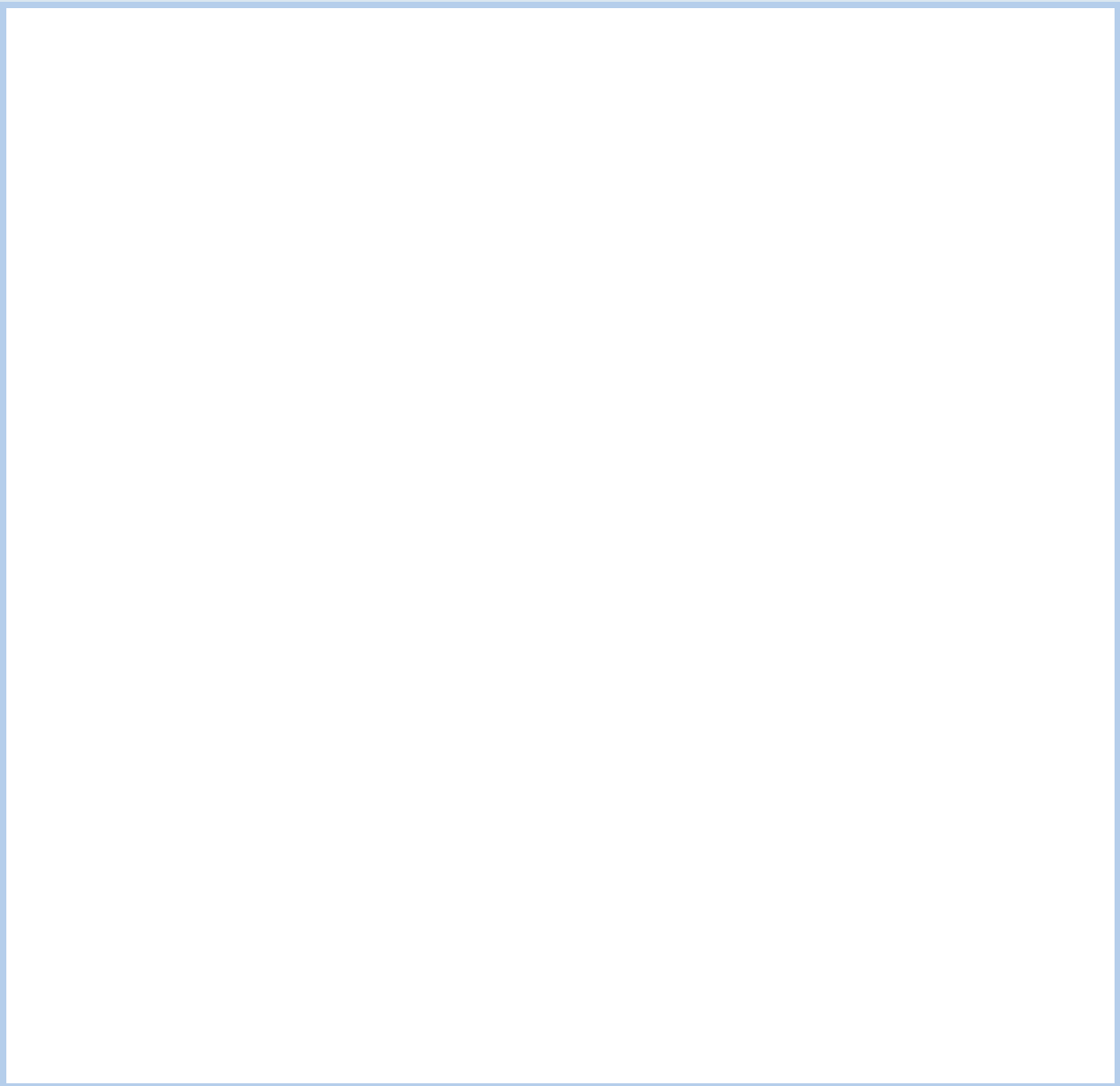
This bright apartment benefits with over 1937 sq ft of living space and comprises five double bedrooms (two with en-suite bathrooms), modern fitted kitchen, utility room, two guest cloakrooms, modern fitted bathroom and ample hallway storage space.

Located close to all local amenities and great transport links, Strathmore Court would be ideally suited to young professionals or students due to its proximity to the West End, as well as a number of top colleges and universities such as London Business School, University of Westminster and the Royal College of Physicians.

All of the tenants benefit from a dedicated on-site or building manager who is on hand to assist with any property related issues. We also employ a dedicated team of maintenance experts and provide a 24-hour emergency helpline.

(HOLDING DEPOSIT= 1 WEEKS RENT, SECURITY DEPOSIT £7,193.33 = 1 CALENDAR MONTH, MONTHLY RENT £7,193.33, COUNCIL TAX BAND E, EPC D).





- Five double bedrooms
- Pet Friendly
- Dedicated building manager
- Two en-suite bathrooms
- Superfast Broadband
- 24 hour maintenance service



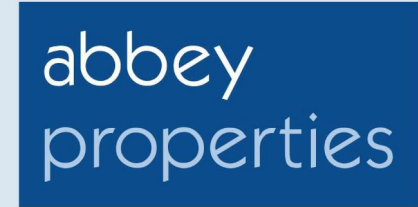
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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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.

