



Viewings by appointment
0207 483 2611

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properties

47 Belsize Road, NW6 4RY

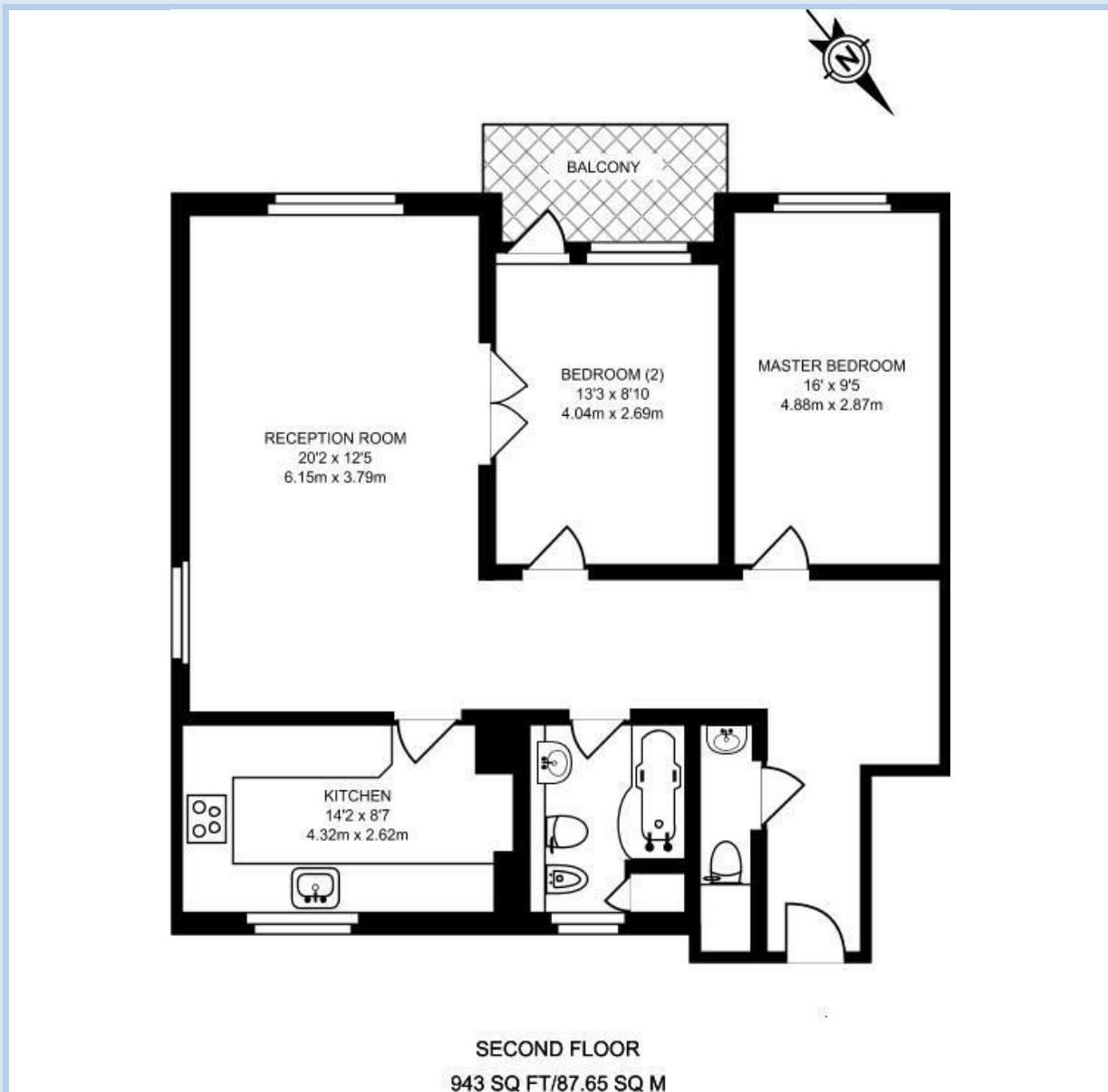
£2,300 *fees apply



A modern and spacious two double bedroom 943sqft/87sqm apartment with a private balcony and allocated parking space situated on the 2nd floor (with lift) of a private purpose built block in South Hampstead.

The property benefits from wooden flooring throughout, a large reception and dining room with a balcony, modern, stylish fully fitted kitchen, huge bathroom, two generous double bedrooms and additional guest wc.

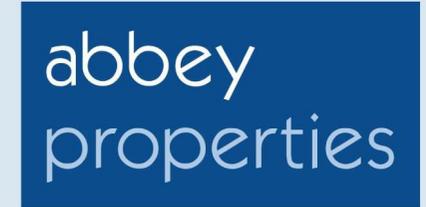




Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		85	<i>Very environmentally friendly - lower CO₂ emissions</i>
(81-91) B			84
(69-80) C	75		72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

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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.