



Viewings by appointment
0207 483 2611

abbey
properties

Queens Terrace, NW8 6DW

£7,000 *fees apply



A recently refurbished large three double bedroom apartment situated on the fifth floor of this modern block. It also benefits from 24hr porter and underground parking.

Located within a few minutes' walk of St Johns Wood Underground station, the local boutiques and restaurants and The American School of London.

The property offers an excellent lateral living accommodation with a very large reception room flowing through to the dining area. The property also includes a bespoke kitchen, beautiful marbled flooring and excellent storage facilities.

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1 8 7 0 9 7 4). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 0 9 7 7 8 0 1 9 7. We charge no administration fees to tenants.

Tax Band: H
EPC Rating: E





- 3 double bedrooms
- Living room/Dining room
- 3 mins from St Johns Wood Station
- Washer-Dryer and dishwasher
- 2 bathrooms, 3 toilets
- Concierge
- Lift
- 2 reception rooms



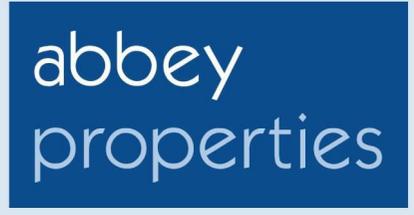
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		74	(55-68) D		
(39-54) E	48		(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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*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.

