

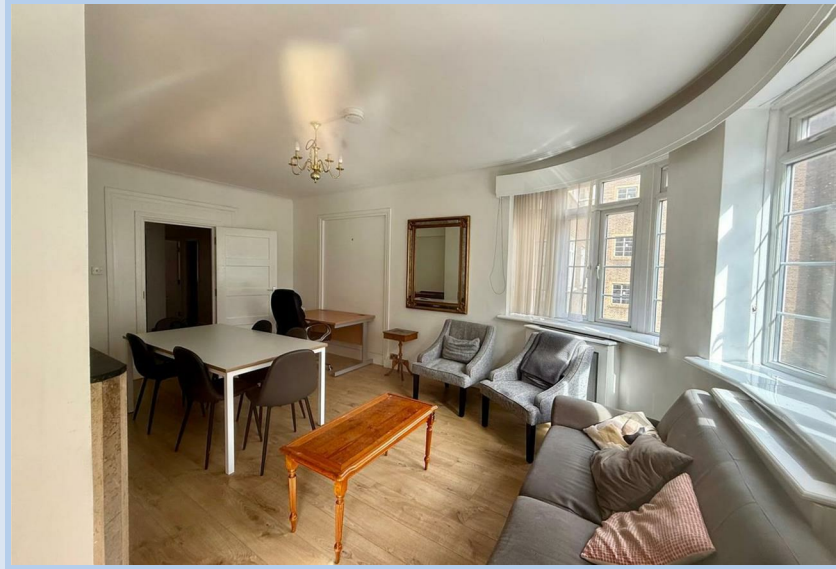


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# Adelaide Road, NW3 5ED

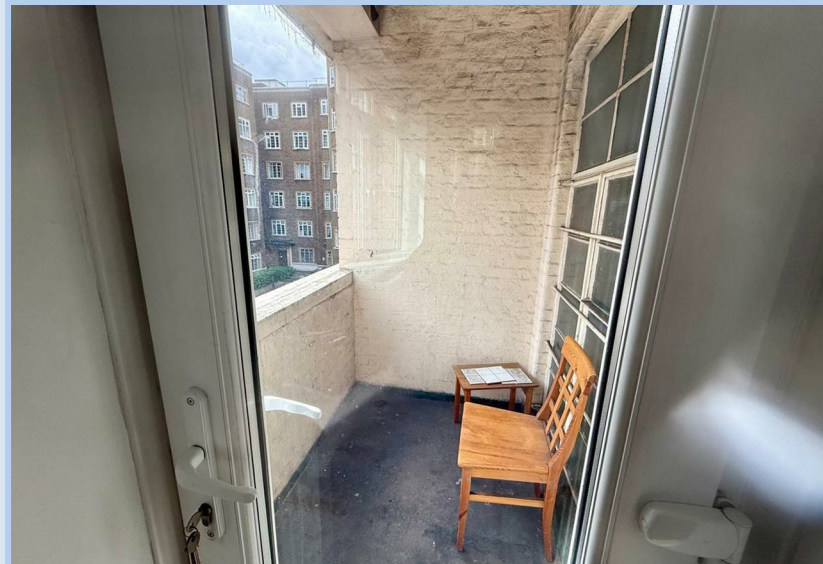
£1,050 \*fees apply



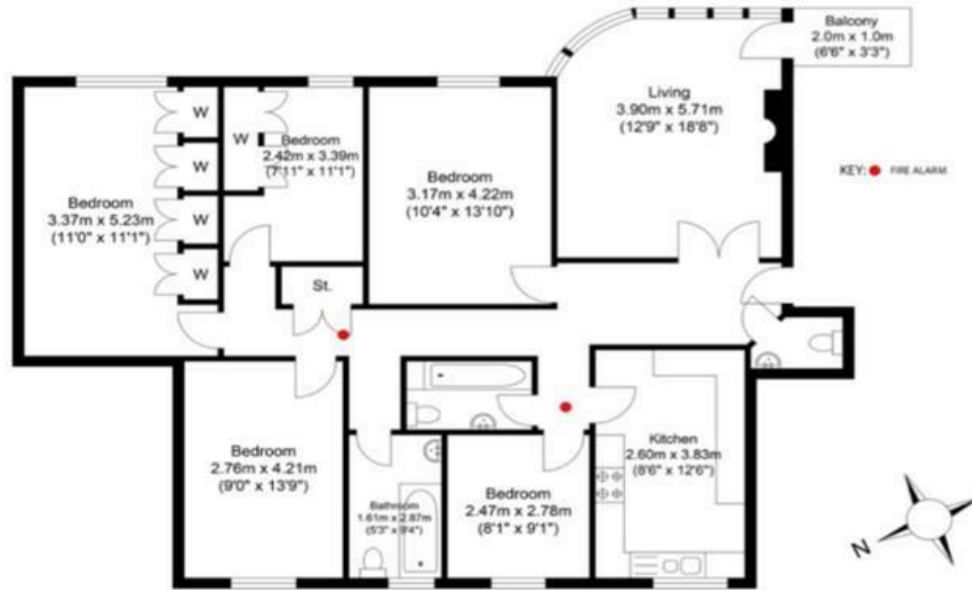
Superb, spacious, large double room in great flatshare available. The flat is in a portered building one minute from Swiss Cottage Tube Station.

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: F  
EPC Rating: C



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GROSS INTERNAL FLOOR AREA: 124.66sq.m (1341.82sq.ft)

Measured in accordance with RICS code of measuring practice. These plans are for representation purposes only and should be used as such by any prospective purchaser. Every attempt is made to ensure accuracy. However, all measurements are approximate and should not be relied on as a basis of property valuation.

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EPSc-Floorplans-Photography

Mob:07878312843 - Email: maxconsult.co.uk

- Five Bedrooms
- Separate tiled kitchen
- Balcony
- Concierge, lift, heating and hot water included
- Close to Swiss Cottage, Primrose Hill
- 0.1 miles to the underground



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

