



Viewings by appointment
0207 483 2611

abbey
properties

, NW2 6RX

£1,500 *fees apply



A well-presented self-contained studio room with private shower room and in-room kitchen facilities, set within a modern development on Hassop Road, Cricklewood, with all bills and council tax included.

This bright and practical studio offers fully private accommodation ideal for a single professional. The room features a modern kitchenette with sink, hob and integrated appliances, providing convenient day-to-day cooking within the unit. The private shower room is finished in a contemporary style with modern tiling and fittings. Large windows allow for excellent natural light, while neutral décor and wood flooring create a clean, comfortable and low-maintenance living space.

Conveniently located for local shops, cafes and transport links, offering straightforward access into Central London.

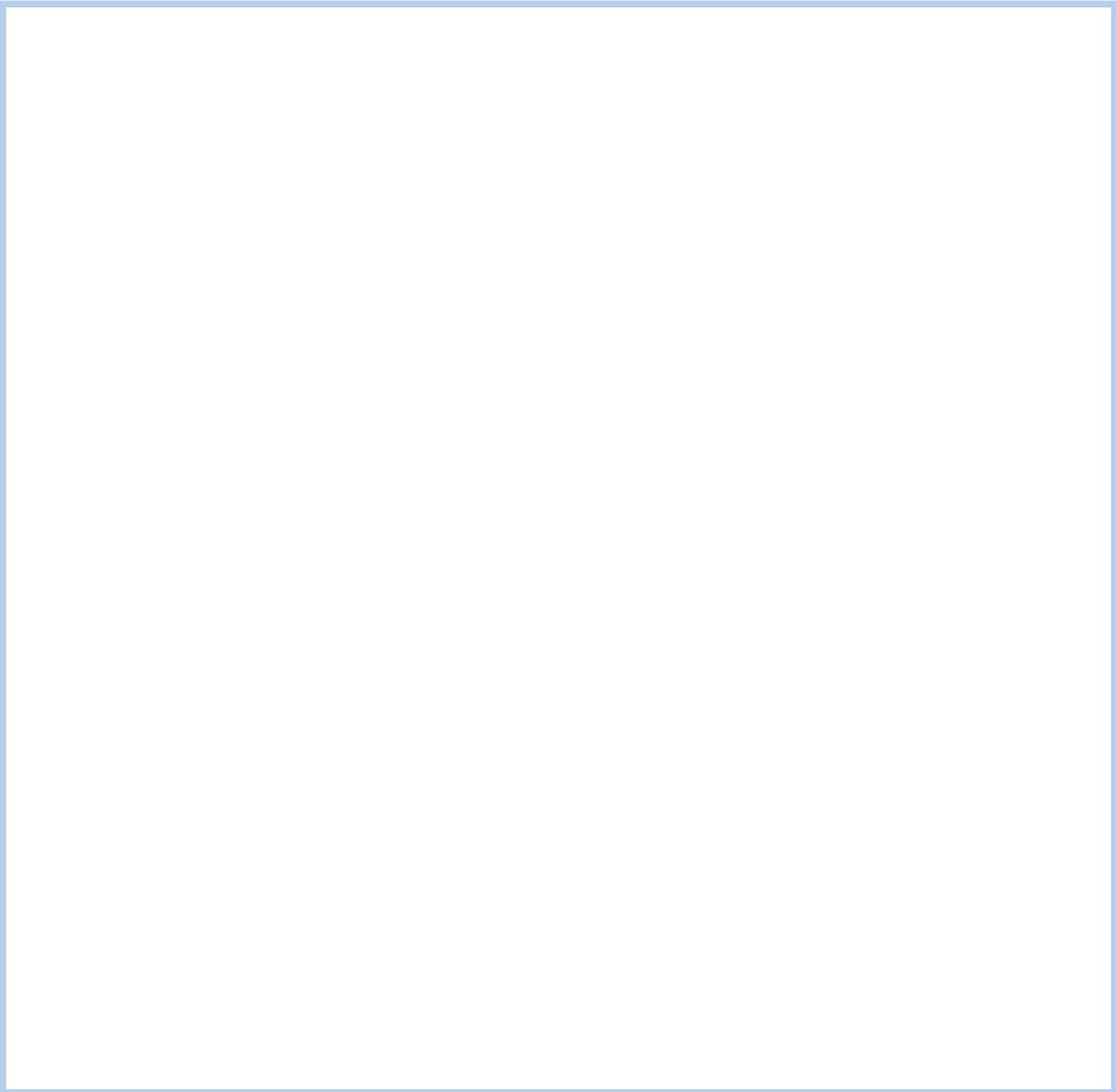
Key Features: Self-contained studio room; Private shower room; In-room kitchen facilities; Modern finish throughout; Wood flooring; Good natural light; Bills and council tax included; Suitable for single occupancy.

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.

EPC rating: -
Tax band: -



abbey
properties



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

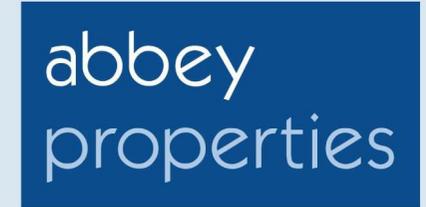
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Viewings by appointment
0207 483 2611

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.

