



Viewings by appointment
0207 483 2611

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Dorman Way, NW8 oRU

£2,500 *fees apply



A newly refurbished two-bedroom apartment with private balcony, modern separate kitchen and stylish shower room, located within a well-maintained development in NW8.

The property comprises a bright reception room with wood flooring and recessed lighting, providing access to a private balcony with open outlook. The separate fitted kitchen features contemporary cabinetry, integrated oven and hob, and ample storage space.

There are two well-proportioned double bedrooms, both benefiting from good natural light. The apartment also features a modern tiled shower room with rainfall shower, in addition to a separate WC, offering added convenience.

Ideally positioned close to local amenities and within easy reach of St John's Wood Underground Station (Jubilee Line) and Maida Vale (Bakerloo Line), providing excellent transport links into Central London.

Early viewing is highly recommended.

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, 1 7 4, 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: C
EPC Rating: D



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- Brand Newly Refurbished Flat To High Standard
- Available Unfurnished or Furnished
- Two equal sized bedrooms
- Duplex
- Beautiful bathroom plus additional WC



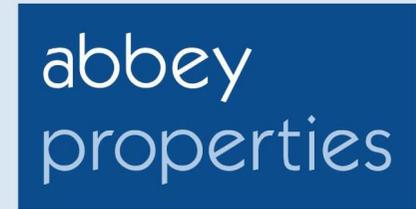
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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>		
		63			73
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.