



Viewings by appointment
0207 483 2611

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properties

, NW3 3RE

£2,600 *fees apply



A large and bright one double bedroom apartment with study and small private garden ideally positioned directly opposite the entrance to Primrose Hill Park. Comprising of entrance hall with a storage room, master bedroom with a walk-in wardrobe, ample and bright reception and dining room, separate kitchen and a contemporary bathroom.

King Henry's Road is ideally positioned for the shops, cafes and restaurants on Regent's Park Road and England's Lane.

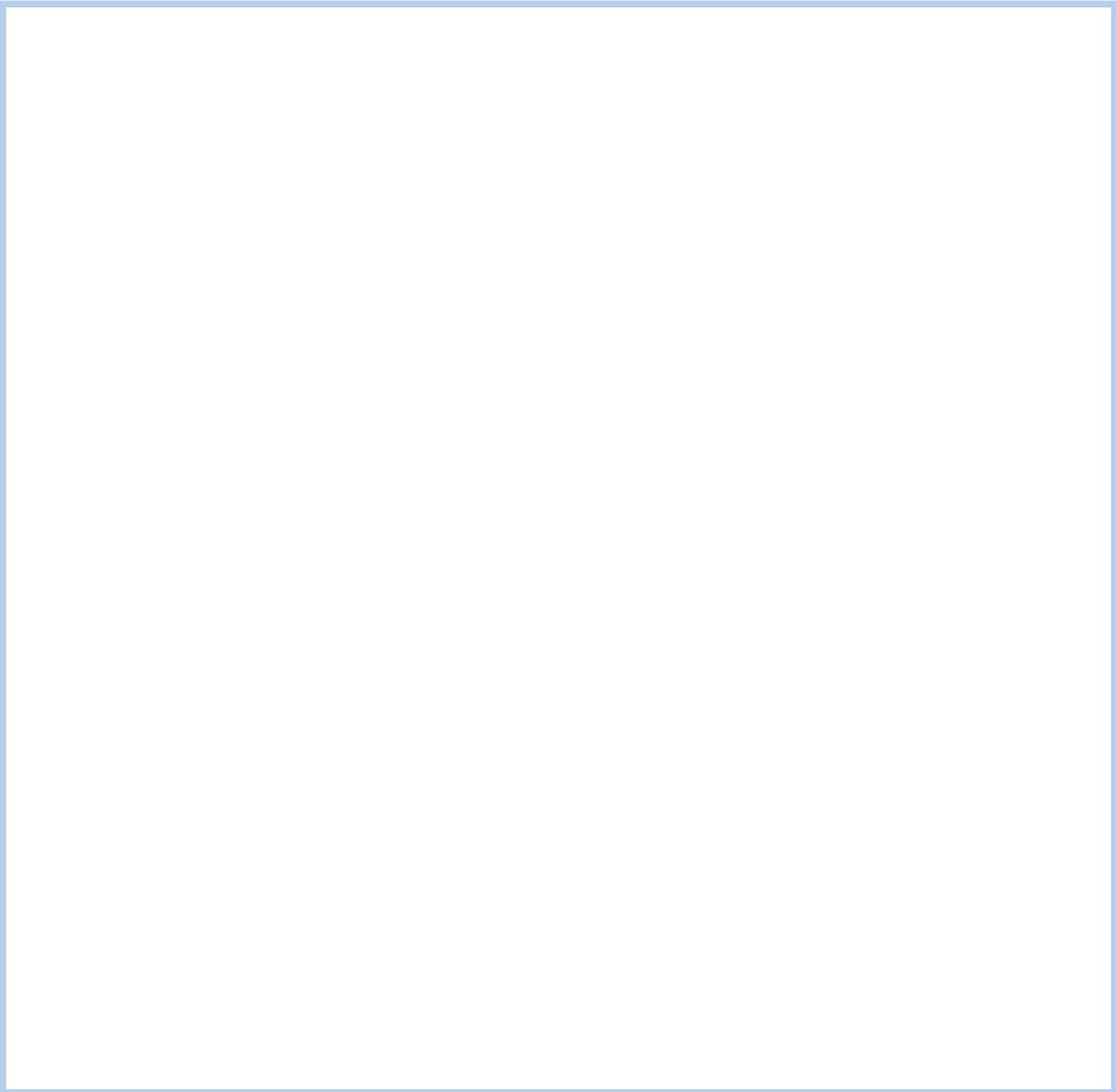
Transport links include Chalk Farm station (Northern Line) and Swiss Cottage station (Jubilee line).

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.

Council Tax: -
EPC Rating: -



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- Ideally located opposite Primrose Hill Park
- Welcoming entrance hall with a storage room
- Separate kitchen
- First floor flat
- Moments from shops&amenities in Primrose Hill
- Bedroom with a walk-in wardrobe
- Ample and bright reception room
- Contemporary bathroom
- Fully double glazed
- Close to tube



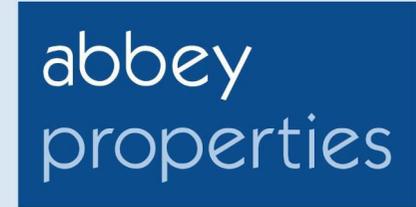
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		87	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	80		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

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 London, NW3 5EG

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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.

