



Viewings by appointment
0207 483 2611

abbey
properties

Carlton Hill, NW8 9XA

£2,800 *fees apply



A recently refurbished two bedroom, two bathroom 797sqft apartment arranged over the second floor of a small purpose built block with communal gardens on this desirable road in St John's Wood.

The property comprises of a spacious reception and dining room with wooden flooring, master bedroom with en-suite bathroom, second double bedroom, fully fitted modern kitchen and family bathroom.

Suitable for a family or 2 people sharing.

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: D

EPC Rating: C



abbey
properties



Garlands House, NW8

Approximate Gross Internal Area
825 sq ft / 76.71 sq m

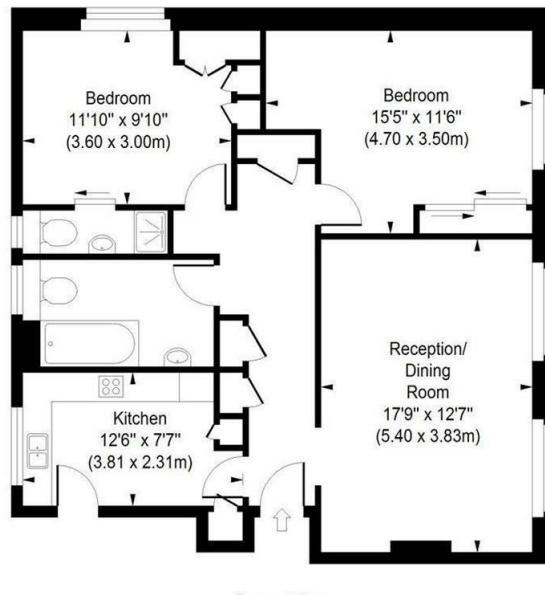


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

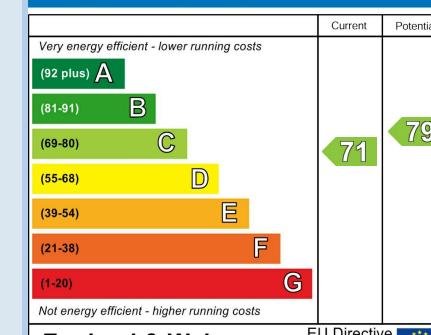
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

- Two bedroom, two bathroom
- Wooden Flooring
- Separate Kitchen

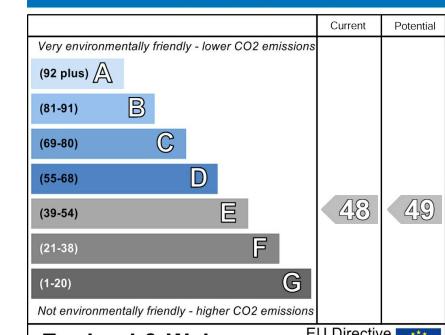
- Residents Parking
- Walking distance to Tube Stations (Kilburn Park & St. John's Wood)
- Master bedroom en-suite



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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.