



Viewings by appointment  
0207 483 2611

abbey  
properties

# 45 Exeter Road, NW2 4SE

£2,250 \*fees apply



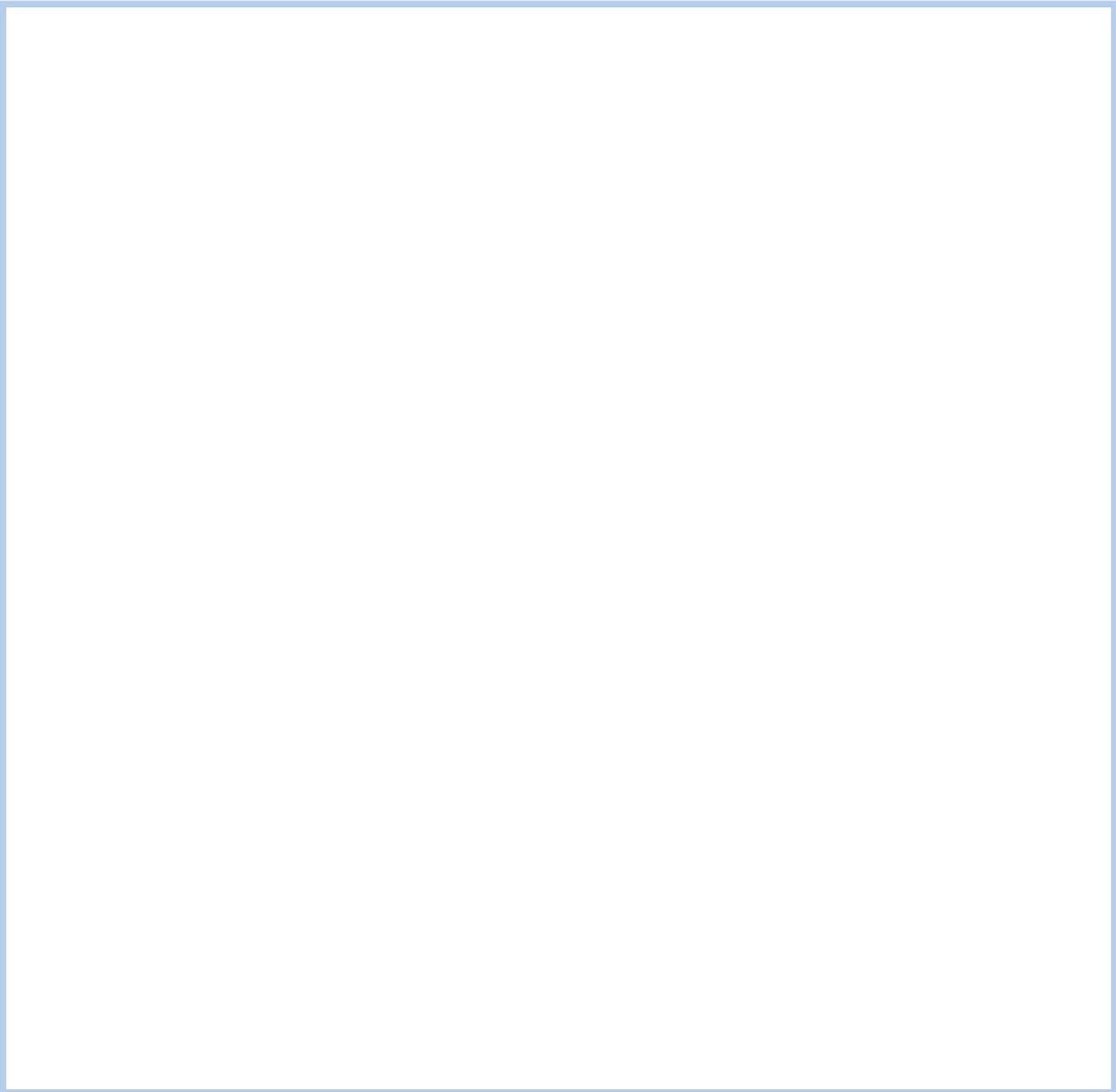
A charming period conversion located in this charming tree lined, quiet residential road on the prestigious and ever popular Mapesbury Estate situated in a Conservation Area. A fantastic two bedroom first floor flat comprising a light and airy reception room, modern kitchen with stainless steel appliances, own washing machine, a large double and single bedroom, contemporary bathroom, offered in excellent decorative order, entry phone intercom system, gas central heating and access to the communal gardens.

Kilburn Jubilee Line (zone 2) is just under a 10-minute walk and Buses with services to Brent Cross Shopping Centre (189), Marble Arch (32), West End (98) Paddington (332) and Victoria (16) are minutes away. Exeter Road is conveniently located within easy reach of all the shops, bars and restaurants of Kilburn High Road, West Hampstead and within easy reach of the amenities of Mill Lane.

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.

Energy Rating: C  
Council Tax: D





- Being refurbished
- Communal gardens
- Entry phone
- One double one single bedroom



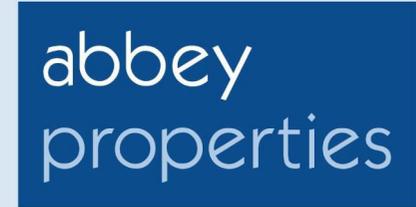
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy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

