



Viewings by appointment  
0207 483 2611

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properties

# Adelaide Road, NW3 5EB

£500,000\*fees apply



Set within the renowned 1930s Regency Lodge, this bright fourth-floor three-bedroom apartment offers generous rooms, a large reception space and classic Art-Deco character. The layout includes a spacious living/dining room with wide windows, a separate kitchen, three well-sized bedrooms, plus two bathrooms and an additional WC, providing scope to tailor the interior. Positioned moments from Swiss Cottage Station and close to Primrose Hill and Belsize Park, the property combines strong space, charm and prime NW3 convenience in a highly desirable mansion block.

#### Key Features

- Fourth-floor apartment in Regency Lodge
- Three bedrooms with good natural light
- Large reception/dining room with wide windows
- Separate fitted kitchen
- Two bathrooms and additional WC
- Classic 1930s mansion-block architecture
- Professionally managed building with porter
- Secure entry and well-kept communal areas
- Moments from Swiss Cottage Station (Jubilee line) and easy access to Primrose Hill, Belsize Park and Finchley Road
- For Sale: Offers in Excess of £500,000

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.

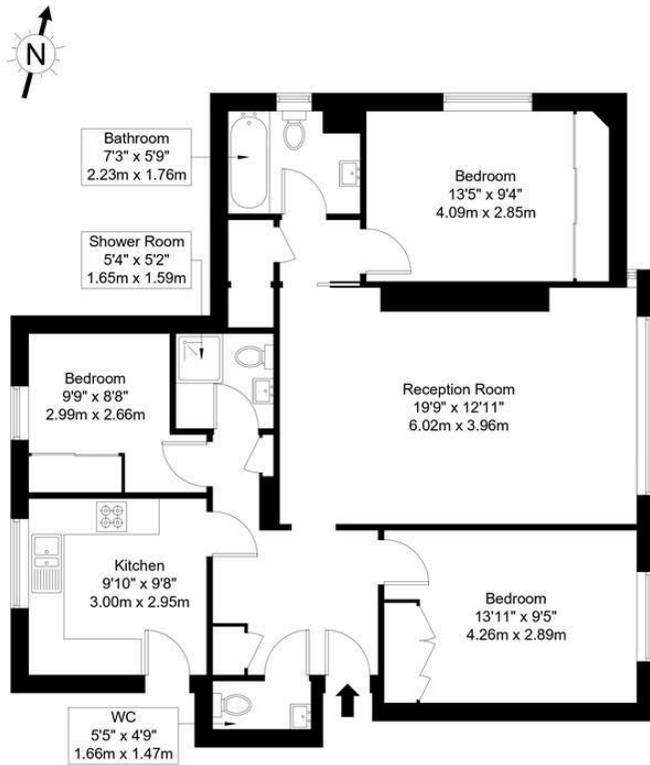
Tax Band: F  
EPC Rating: C



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Approx Gross Internal Area = 87.6 sq m / 943 sq ft



Fourth Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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- 3 Bed, 2 bath plus WC
- Portered building
- Offers in excess of £500,000

- Great Investment Opportunity
- 4th Floor with Lift



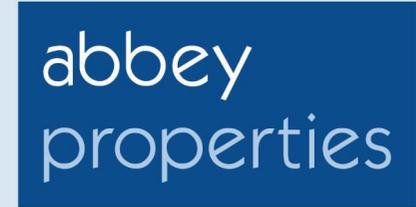
Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		<b>81</b>	(92 plus) <b>A</b>		
(81-91) <b>B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

