



Viewings by appointment
0207 483 2611

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properties

Winchester Road, NW3 3ND

£4,500 *fees apply



Stunning one bedroom apartment with a private balcony on the second floor of a luxurious new development moments from Primrose Hill. Visage Apartments boasts striking architecture, state of the art living and has an impressive 24 hour concierge service which offers a range of practical services to cater to your every need.

The property offers hardwood flooring, floor to ceiling windows, reception room opening onto the balcony, open plan kitchen with granite worktops, generous master bedroom and modern Italian stone bathroom.

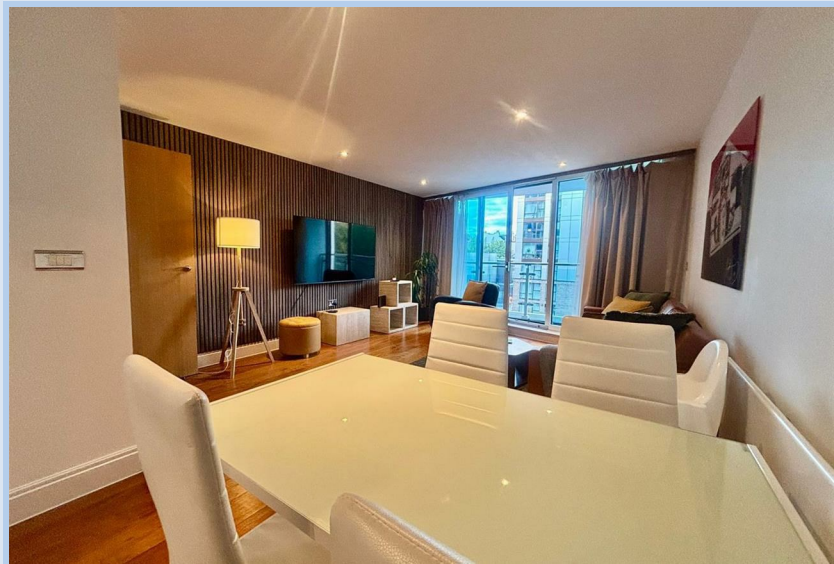
Offered furnished and ready to move in.

- Long let £3,500 per month - price will include wifi, Sky and Netflix
- Short let £4,500 per month - price will include wifi, Sky and Netflix

Winchester Road is situated close to Belsize Park and St Johns Wood and within walking distance of the verdant stretches of Primrose Hill. The nearest Underground Station is Swiss Cottage (Jubilee Line).

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: E
EPC Rating: C



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- Modern development
- Near Primrose Hill
- Close to the Jubilee line
- Furnished to Very High Standard
- Long let £3,500 per month - price will include wifi, Sky and Netflix
- 24h Concierge
- Hardwood flooring
- Floor to ceiling windows
- Private Terrace
- Short let £5,500 per month - price will include wifi, Sky and Netflix



| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|--|---------|-----------|---|---------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (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 | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| 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

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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.