

## Regency Lodge, NW<sub>3</sub> 5EB

## £525,000\*fees apply



This well appointed two double bedroom apartment is set within a desirable mansion block (with lift and porter) in the heart of Swiss Cottage.

The property benefits from wooden flooring, family bathroom as well as additional WC, separate high-spec kitchen, generous reception room and two double bedrooms.

Regency Lodge is within easy access of the local amenities of Finchley Road and the beautiful surroundings of Primrose Hill, as well as the shops, bars and restaurants of St John's Wood and Belsize Park.

Local transport links include Swiss Cottage tube (Zone 2, Jubilee Line), which is only two minutes walk, and offers quick and easy access to the City and Central London. There are also many buses available from the Finchley Road.

Tenure: Leasehold

Lease length: 158 years remaining.

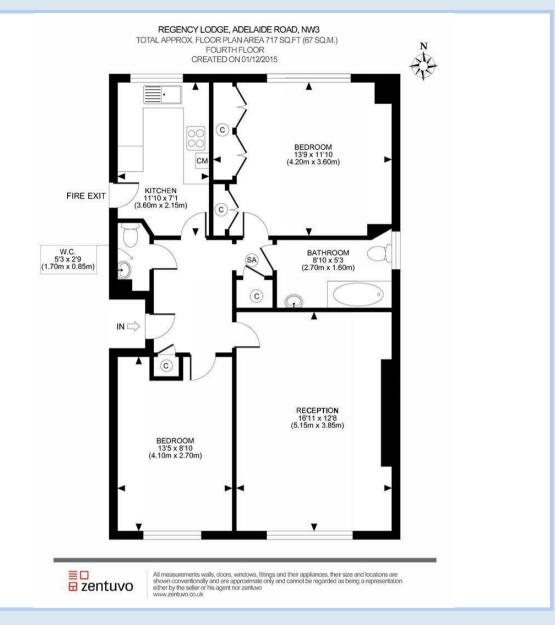
Service charge: £4300 inclusive of heating and hot water.

Ground rent: £200pa





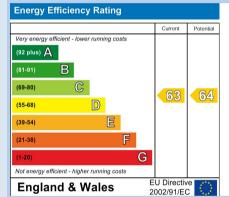
abbey properties

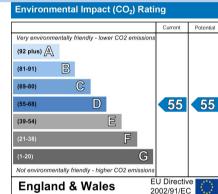


• 1 1/2 Bathrooms

• 24 hour porterage







Viewings by appointment

0207 483 2611

7-8 Regency Parade London, NW<sub>3</sub> 5EG abbey properties

lettings@abbeyproperties.co.uk

www.abbeyproperties.co.uk



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 from 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.

