



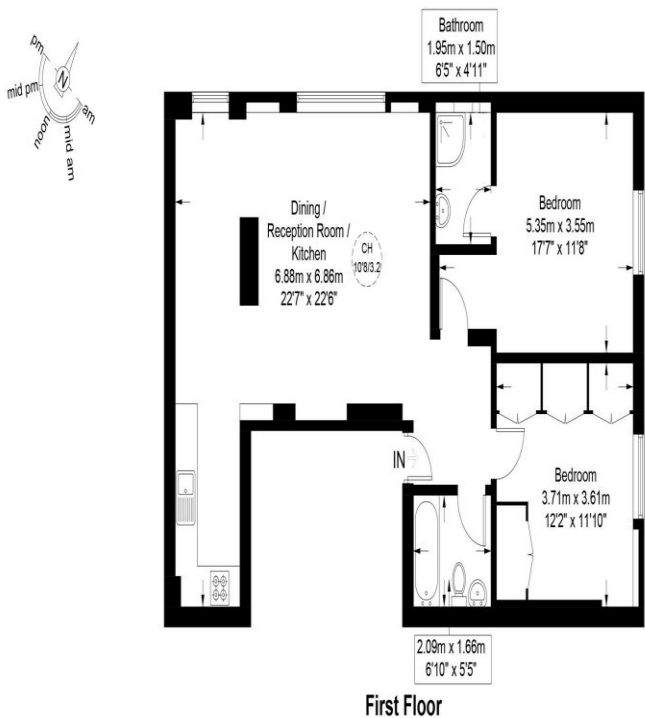
2 Bedroom Flat  
Abbey Road  
London NW8

- Beautiful Period Property
- Two Bedrooms
- Two Bathrooms
- Furnished

Price: £773.08 pw / £3,350 pcm

Abbey Road, NW8

Approximate Gross Internal Area = 843 sq ft / 78 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

We are pleased to introduce a first-floor 2 double bedroom 2 bathroom apartment overlooking Abbey Road. When you step inside, you'll find a super bright living room that's perfect for relaxing and entertaining. The spacious kitchen is right there too that's well equipped with modern appliances, morning room to cater for all your friends and family, The principal bedroom is dual aspect with En-suite, second bedroom benefits from an array of fitted wardrobes, fully tiled three piece bathroom. The building is well-maintained and safe along with being close to public transportation, restaurants, cafe's and shops in the area. Suit single or couple, No sharers, Available NOW, Must be seen.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.