



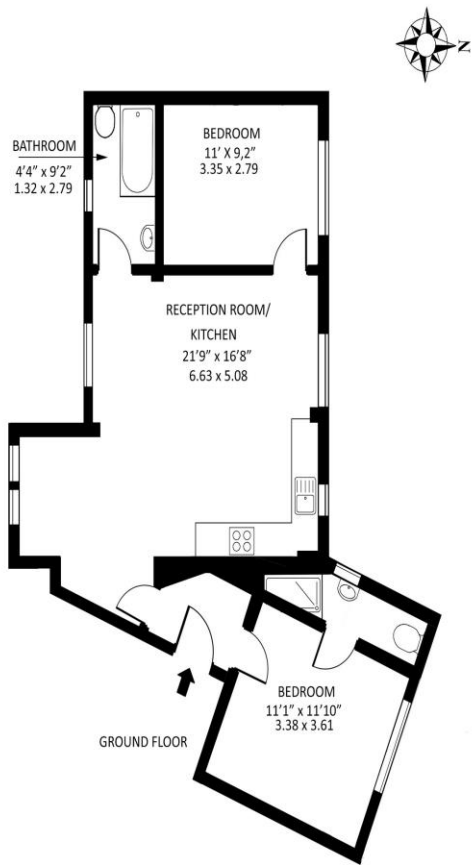
2 Bedroom Purpose Built
Abbey Road
London NW6

- Two Bed Purpose Built Block
- Recently refurbished

- Two Bathrooms
- Communal Garden

Asking price of £625 pw / £2,708.33 pcm

Sylvan Court, Abbey Road NW6



Approx gross internal area : 656.6 sq ft - 61 sq m

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy
However all measurements are approximate.
The floor plan is illustrative purposes only and is not to scale
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	70	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Located just a short walk from West Hampstead Jubilee Line station, this well-presented ground floor apartment offers generous living space and convenience in a sought-after location. Featuring two double bedrooms and two modern bathrooms, the property boasts a large open-plan reception room with a stylish kitchen and designated dining area - ideal for both everyday living and entertaining. Excellent transport links nearby.

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.