



Viewings by appointment  
0207 483 2611

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properties

## Belsize Road, NW6 4RY

£2,383 \*fees apply



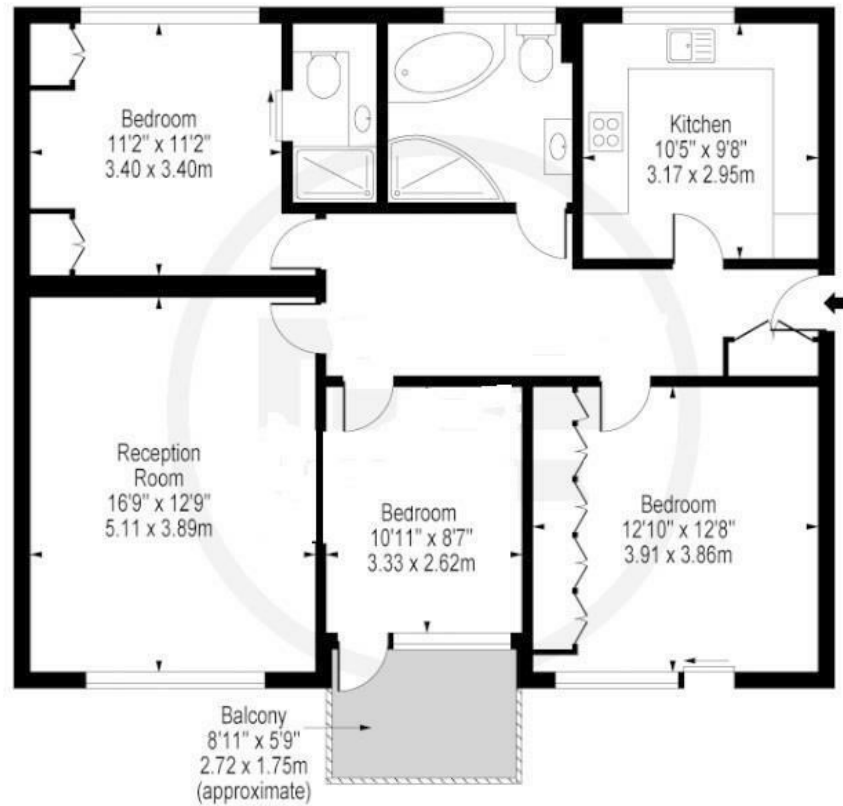
A newly refurbished three double bedroom, two bathroom (1005sqft/93sqm) flat with a private balcony set on the first floor of a private purpose built block ideally located for all St John's Wood and Swiss Cottage amenities.

The flat benefits from a modern, stylish fully fitted kitchen, large reception and dining room, master bedroom with a private balcony, two additional double bedrooms, family bathroom and further shower room. The property has wood laminate flooring throughout and is offered in a fully furnished condition.



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Sheridan Court,  
Belsize Road, NW6



First Floor

Approx Gross Internal Area 1005 Sq Ft - 93.36 Sq M

For Illustration Purposes Only - Not To Scale  
Floor Plan by www.bpmmediagroup.com  
Ref. No. P54044



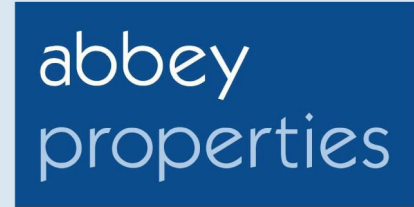
Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(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 <sub>2</sub> emissions		
		66			75
		74			65
England & Wales		EU Directive 2002/91/EC	England & Wales		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.

