



## Abbotsford Court, London, NW10 7GB

**£3,000 Per Month**



This luxury ground floor three-bedroom, two-bathroom apartment is offered to the market at an extremely high standard, newly refurbished throughout.

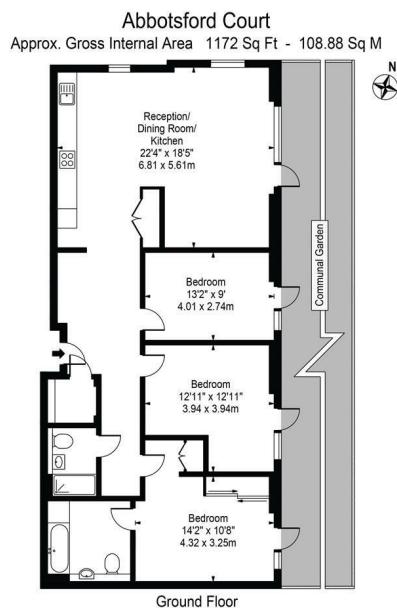
The master bedroom includes a superb en-suite as well as fitted wardrobes. The open plan fully equipped kitchen and spacious living area offer easy living. A further family bathroom and the second double bedroom that is bright and spacious. Also included is a garden, cycle storage, video door entry systems.

Nestled in the Royal Waterside development, this apartment is part of the dynamic Old Oak and Park Royal Regeneration, offering a modern and thriving community. Residents benefit from convenient access to a 24-hour Asda for convenient daily shopping. The nearby Park Royal Leisure Centre provides an array of entertainment options, including a cinema, arcade, bowling alley, and a diverse selection of restaurants.

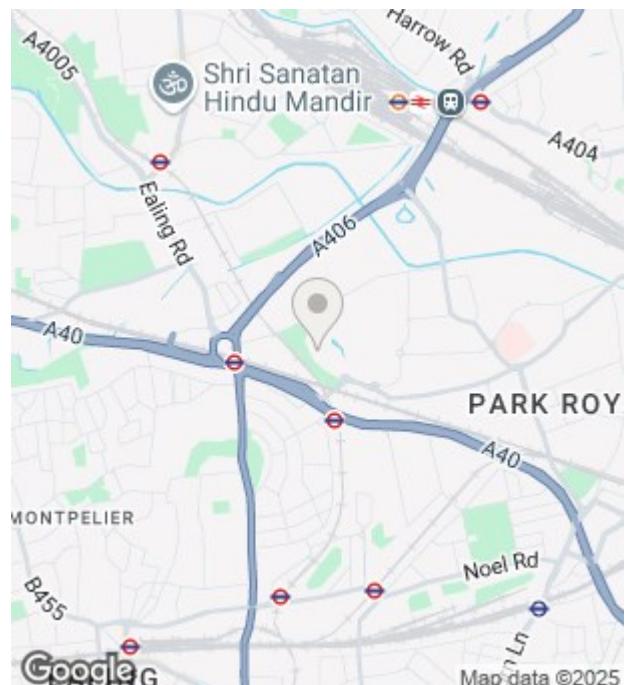
This apartment is just a stone's throw away from both Park Royal (Piccadilly Line) and Hanger Lane (Central Line) tube stations. Easy access to the A406, A40, A4 and M4.



- Newly Refurbished
- Intercom Video System
- Garden
- Offered Unfurnished
- Spacious Living
- Cycle Storage
- Close to Piccadilly & Central Lines



This floor plan should be used as a general outline for guidance only and not considered to be an offer or contract. Any intended purchase should satisfy themselves by inspection, searches, enquiries and full survey of the property and each statement, Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	