



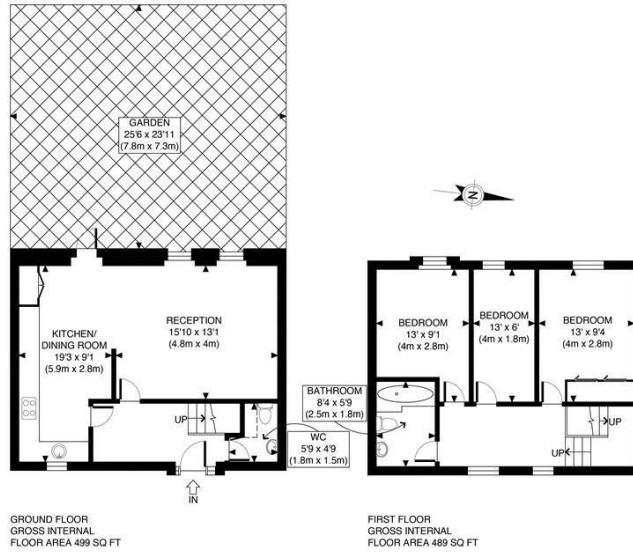
## FLAT 7, BRAMSHURST ABBEY ROAD

LONDON, NW8 0AX

£800,000  
FREEHOLD

Situated just off Abbey Road and Boundary Road and within the Abbey Road Estate this delightful, extensively refurbished FREEHOLD three-bedroom home is new to the market. Well proportioned and with scope to extend, subject to the usual consents, the property benefits from a high specification throughout, family bathroom, downstairs cloakroom for guests and plentiful outside space, gas, heating and hot water included in the service charge. Excellent bus links nearby and walking distance to St Johns Wood & Swiss Cottage tube stations. Moments from Boundary Road with wonderful eateries and a lovely community.

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APPROX. GROSS INTERNAL FLOOR AREA 988 SQ FT / 92 SQM	Bramshurst
<small>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</small>	<small>date: 05/02/24</small>
	photoplan



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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