



**Flat 1, Bradman House Abercorn Place, London, NW8 9XY**  
**£2,900 Per month**

 2  2  1  C

  
**DISTRICTS**

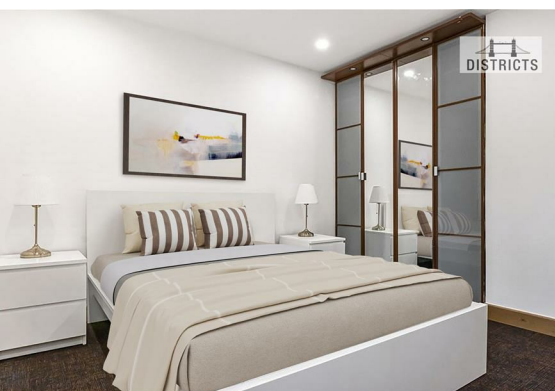
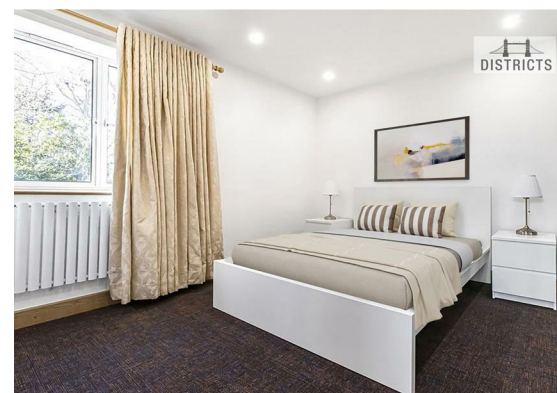


Newly refurbished property with Modern Feel is situated in a purpose-built block which forms part of a secure gated development and is located in the highly sought-after St Johns area. The property features a spacious reception room with private balcony overlooking communal gardens, a large fully fitted eat-in kitchen, two double bedrooms with fitted wardrobes, two bathrooms and great storage. Ideally located near Little Venice with easy access to a variety of cafes, bars, shops and restaurants, whilst Regent's Park is also on your doorstep.. You further benefit from excellent transport links such as Warwick Avenue underground station (Bakerloo Line) and Paddington Station with its national rail and Heathrow Express connections.

£2,900pcm / Available Now







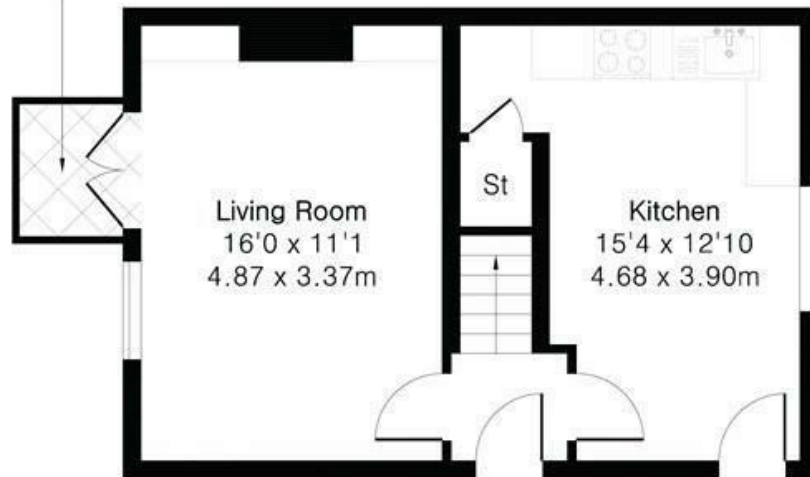
## Approximate Gross Internal Area 772 sq ft - 72 sq m

Ground Floor Area 386 sq ft – 36 sq m

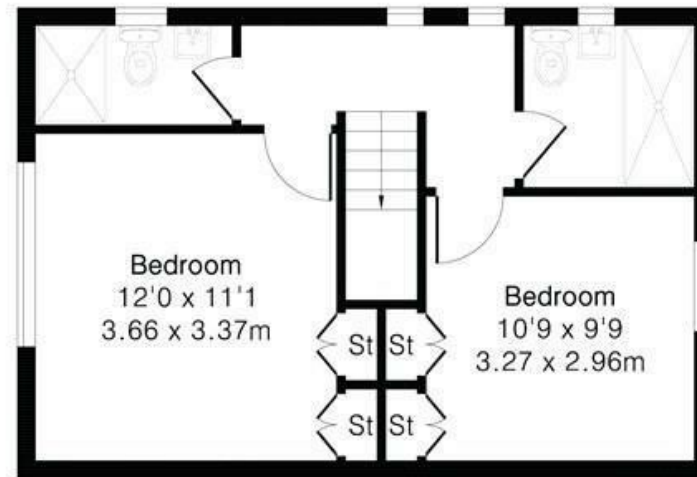
First Floor Area 386 sq ft – 36 sq m



Balcony  
4'10 x 3'10  
1.48 x 1.16m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.