

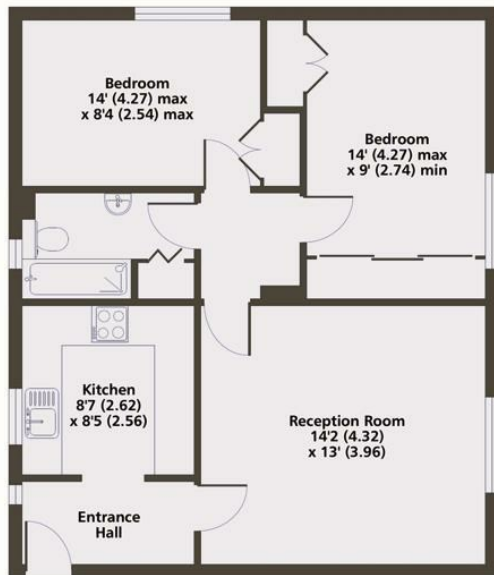


## Barrow Hill Estate, London

£675,000

- 2 Bedrooms
- Long lease 180 years
- Bathroom
- Seperate kitchen
- Ground floor
- Communal gardens

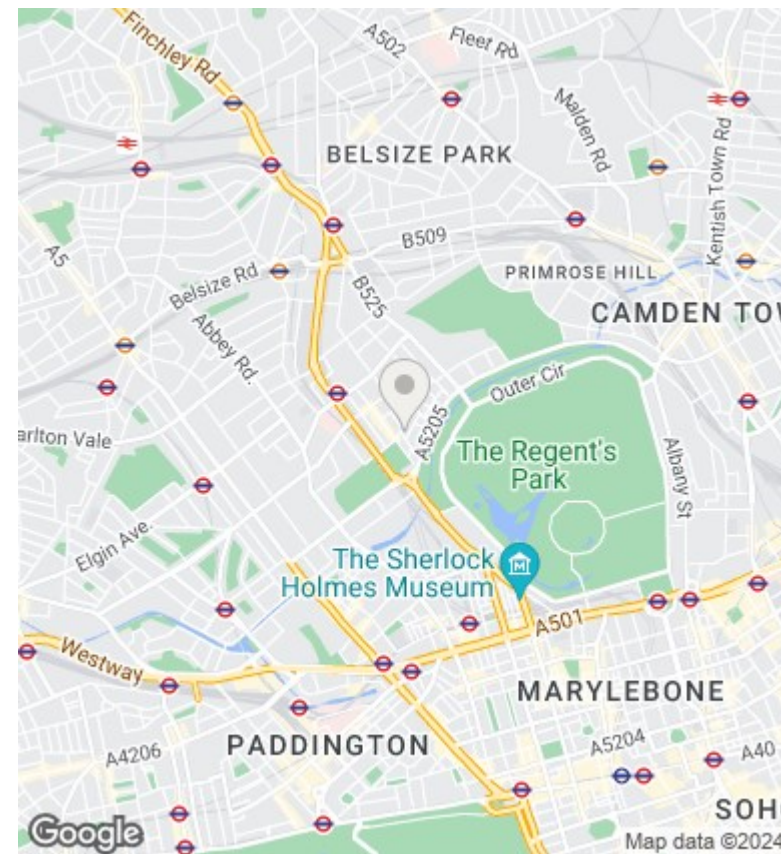
Barrow Hill Estate, NW8  
 Approximate Area = 637 sq ft / 59.2 sq m  
 For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charles Rowan Estates Ltd. REF: 1097645



## Directions

The property is located just 100 meters from the many boutique shops, cafes and restaurants of St John's Wood High Street and St John's Wood Underground station (Jubilee line 700 meters). Not to mention both Baker Street and Primrose Hill are within walking distance

## Viewings

Viewings by arrangement only. Call +44 20 3300 3550 to make an appointment.

## Council Tax Band

C

## EPC Rating:

C

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  | 75                      | 78        |
| (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 |           |