



Viewings by appointment
0207 483 2611

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properties

Boundary Road, NW8 oHR

£575,000*fees apply



A bright and spacious four bedroom apartment with two private balconies set on the first floor of a recently redecorated purpose built block with communal gardens in St John's Wood.

The property comprises reception room with a private balcony, kitchen with direct access to a second balcony, four bedrooms, bathroom, separate wc, and lift.

Transport: Swiss Cottage tube station (Jubilee line Zone 2)

100 years remaining
Service charge £1600 per year.
Ground rent £50 per year.

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1870974). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 097780197. We charge no administration fees to tenants.



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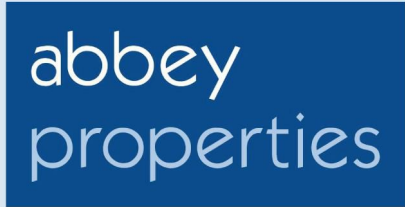
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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www.abbeyproperties.co.uk



*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.

