



Viewings by appointment
0207 483 2611

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Loudoun Road, NW8 oDH

£3,300 *fees apply



This exceptional one bedroom flat with access to terrace provides spacious and beautifully presented living space set on the 3rd floor (with lift) of a modern development in St John's Wood.

Comprising generous reception room with sleek open-plan kitchen, bedroom with generous storage, contemporary bathroom and communal roof terrace.

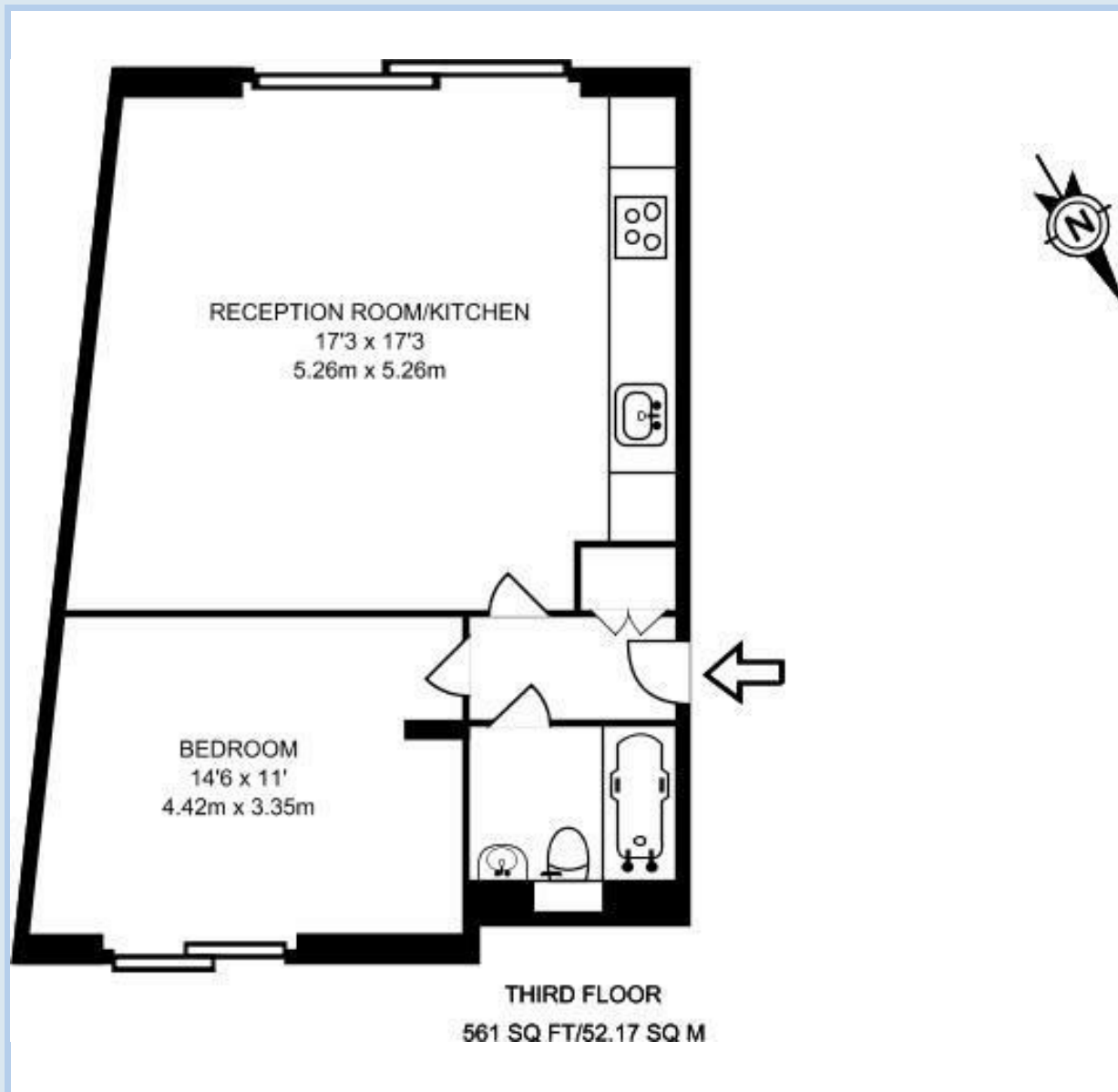
Loudoun Road offers a fabulous location moments from the shops of Fairfax Road and within easy reach of the amenities of St. John's Wood, Belsize Park and Swiss Cottage.

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.

Tax Band: E
EPC Rating: C



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- Beautifully presented one bedroom flat
- Modern high spec kitchen
- Modern development
- Modern bathroom
- Generous living space
- Communal roof terrace
- Ample storage space
- Fantastic location



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
	74	75		56	73

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*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.

