

## Broxwood Way, NW8 7QJ

£2,500 \*fees apply



A stunning two bedroom, two bathroom with private garden positioned in a purposebuilt block in an ideal location in St John's Wood, around the corner from the entrance to Primrose Hill Park.

The property offers wooden flooring throughout, living room with space for dining and private garden modern integrated appliances, master bedroom with exposed brickwork and bespoke wardrobes and two modern bathroom.

Broxwood Way is in a fabulous position for the shops, cafes and restaurants on St. John's Wood High Street, with the green spaces of Regent's Park and Primrose Hill Park also only minutes away.

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 0 9 7 7 8 0 1 9 7. We charge no administration fees to tenants.

Tax Band: D EPC Rating: C



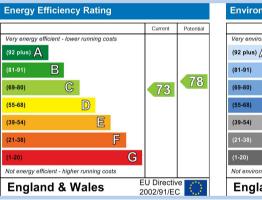


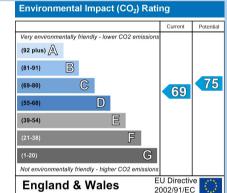
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- Bedroom with exposed brickwork
- Moments from Primrose Hill Park
- 2 minute walk to Regent's Park
- Wooden flooring
- Minutes to St John's Wood High Street







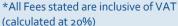
Viewings by appointment

0207 483 2611

7-8 Regency Parade London, NW<sub>3</sub> 5EG abbey properties

lettings@abbeyproperties.co.uk

www.abbeyproperties.co.uk



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 from 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.