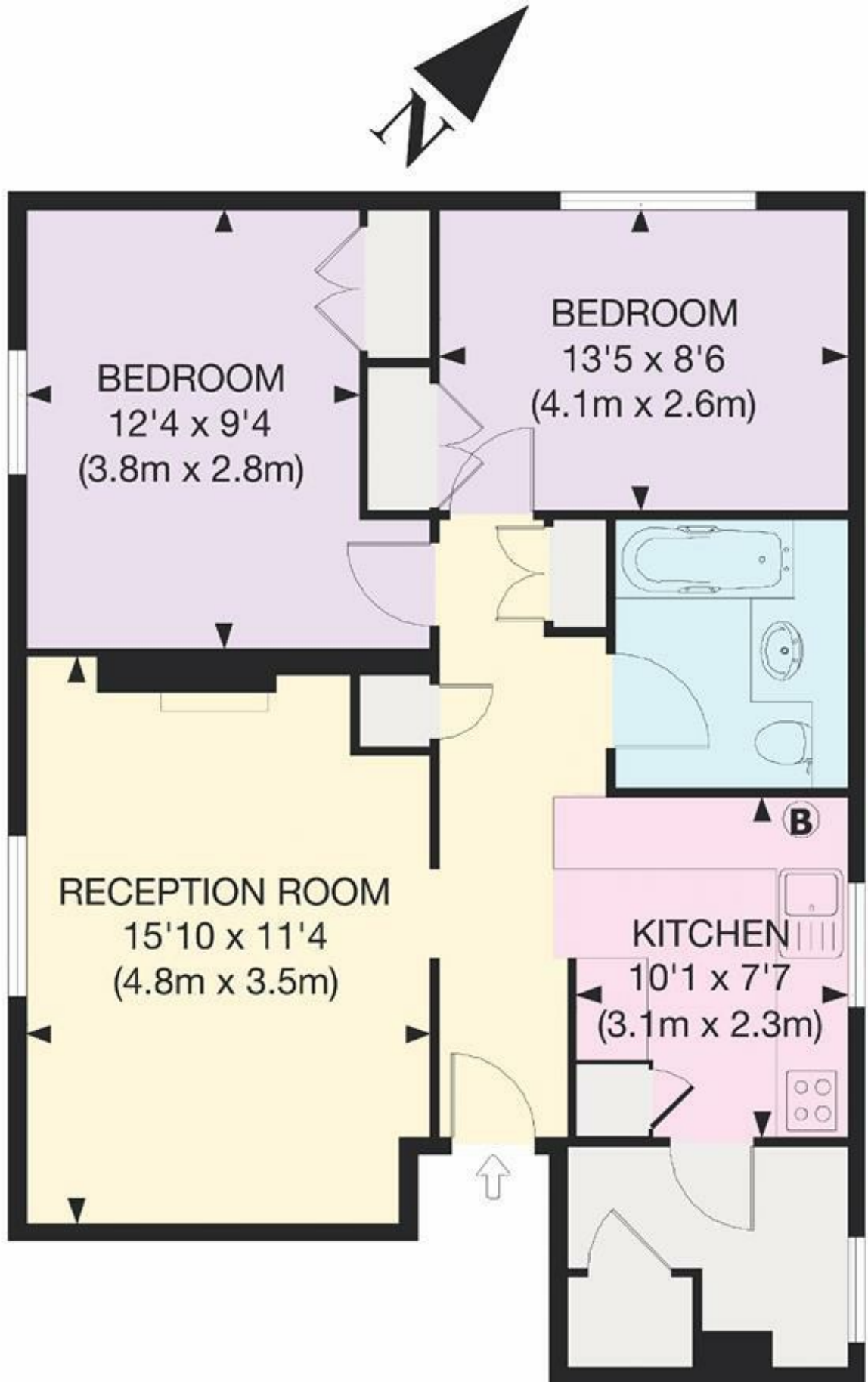




## Abbey Road, St Johns Wood, NW8 £2,250 Per Month Furnished/unfurnished

A great opportunity to live within a short stroll to the Boundary Road shops, bars, restaurants and the famous Abbey Road studios - A bright and spacious apartment with a balcony! The property comprises a bright reception room, separate fitted kitchen, two bedrooms, bathroom and a private balcony. The property benefits from access to communal gardens. Ideally located, on Abbey Road with Bus Route 189 to Brent Cross and Bus Route 139 to Baker Street and West Hampstead. Swiss Cottage and St John's Wood ( Jubilee Line ) are also within a short walk. The apartment also has a variety of shops, cafes and restaurants on its doorstep with the ever popular Boundary Village being on the next road.





FIRST FLOOR

**APPROX. GROSS INTERNAL FLOOR AREA 671 SQ FT / 62 SQ M**

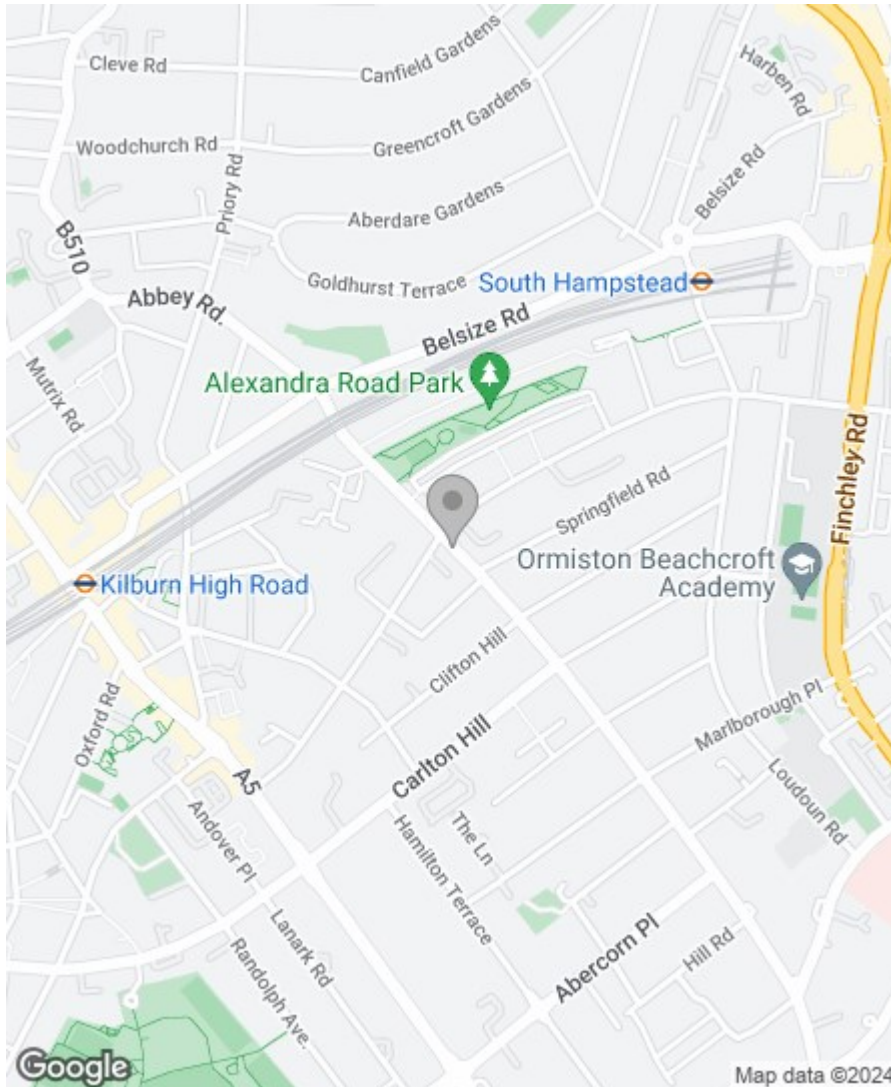
This floorplan is for illustration purposes and may not truly reflect design or dimensions and should not be used for valuation or condition purposes .

## Property Overview

Location	St Johns Wood, NW8
Price	£2,250 Per Month
Bedrooms	2
Bathrooms	1
Receptions	1
Council	Westminster
Tax Band	C
Furnishing	Furnished/unfurnished

## Key Features

- Reception Room
- Separate Kitchen
- 2 Bedrooms
- Bathroom
- Double Glazing
- Balcony
- Communal Gardens
- Bright & Spacious
- Great Location
- Close to Transport Links



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	80
(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		

England & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

EU Directive  
2002/91/EC



**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

