



Abbey Road, St Johns Wood, NW8 £3,900 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 apartment is situated on the first floor and comprises a bright reception room with an open plan fully fitted high-end granite kitchen, wooden floors and access to a private balcony to the rear aspect, a master bedroom with walk-in wardrobe and shower room en-suite, second double bedroom and family bathroom.

The block is ideally located on the famous Abbey Road giving a large selection of transport links to the City and West End whilst having a plethora of shops, cafe's and restaurants on its doorstep.



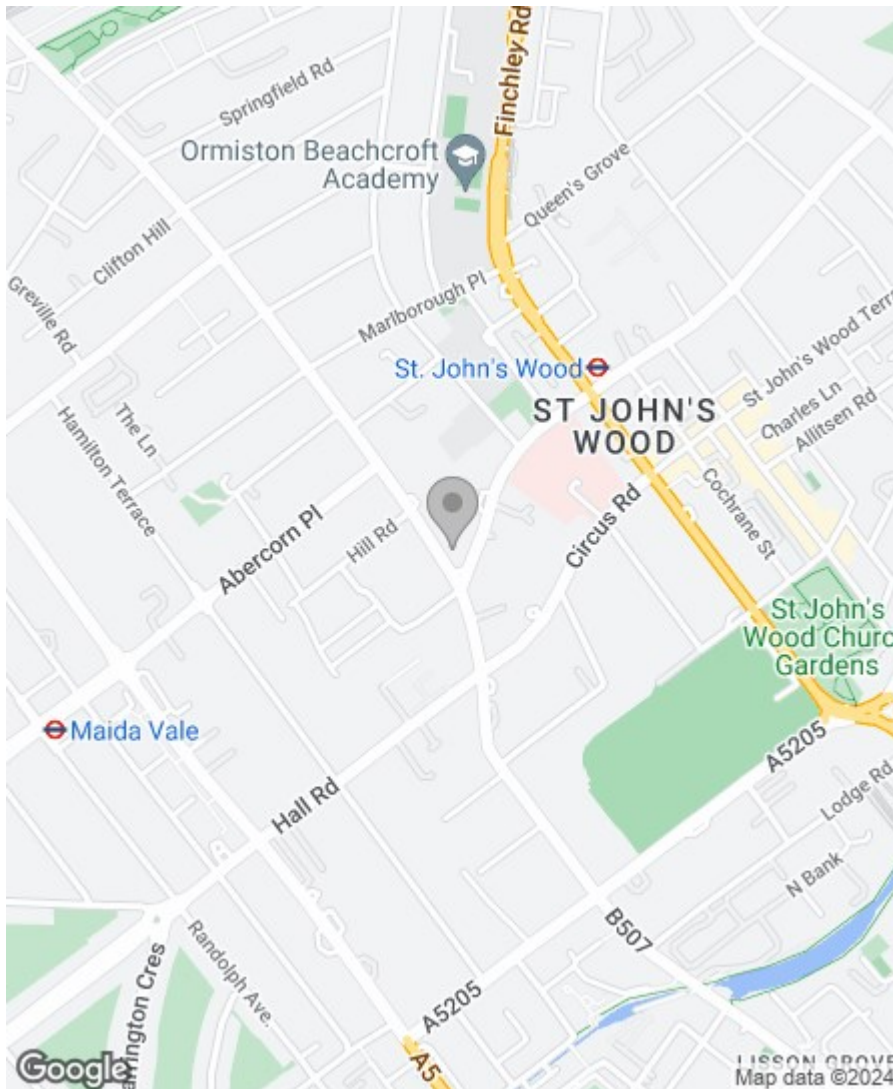
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FLOOR PLAN**

Property Overview

Location	St Johns Wood, NW8
Price	£3,900 Per Month
Bedrooms	2
Bathrooms	2
Receptions	1
Council	Camden
Tax Band	F
Furnishing	Furnished/unfurnished

Key Features

- Two Bedrooms
- Shower Room en-suite
- Bathroom
- Wooden Floors
- Modern
- Balcony
- Great Location
- Close to Transport Links



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	87	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
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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).