



Ascot Lodge, St John's Wood NW6 £1,700 Per Month Furnished

A superb 1 bedroom flat in a small purpose-built block offering spacious and well-proportioned rooms

The property comprises a bright reception overlooking the side garden, a double bedroom, a separate fully fitted kitchen and a family bathroom.

Ideally located, only moments from 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 and Kilburn Park (Bakerloo Line) is very close. The apartment also has a variety of shops, cafe's and restaurants on its doorstep.



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FLOOR PLAN**

Property Overview

Location	Greville Place, NW6
Price	£1,700 Per Month
Bedrooms	1
Bathrooms	1
Receptions	1
Council	
Tax Band	
Furnishing	Furnished

Key Features

- Superb one bedroom
- Large bright reception
- Seperate kitchen
- Bathroom with shower and bath
- Wooden Floors
- Ground Floor
- Small communal garden
- Close Shops and transport



Energy Efficiency Rating

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

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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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).

