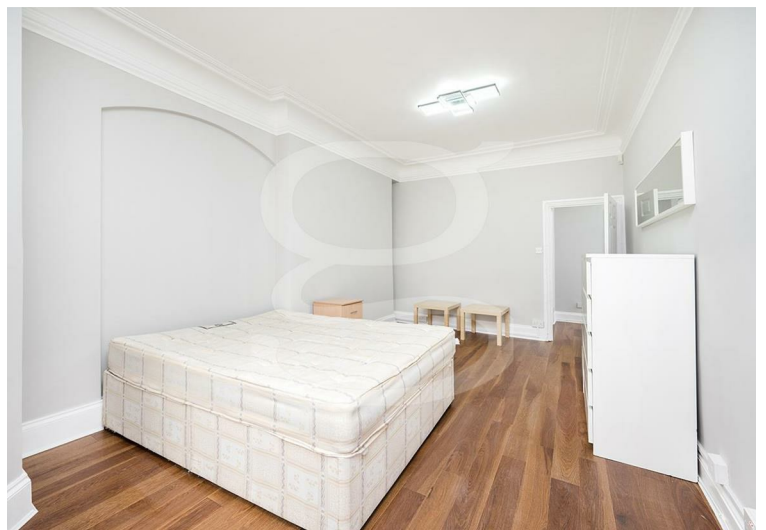
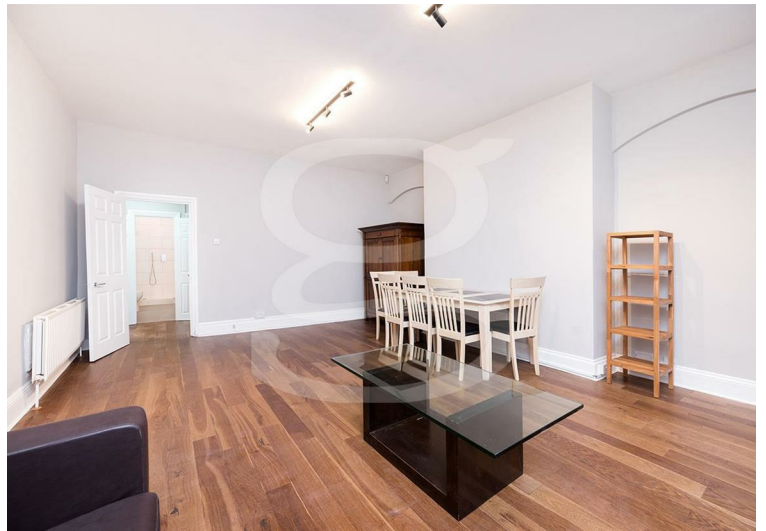


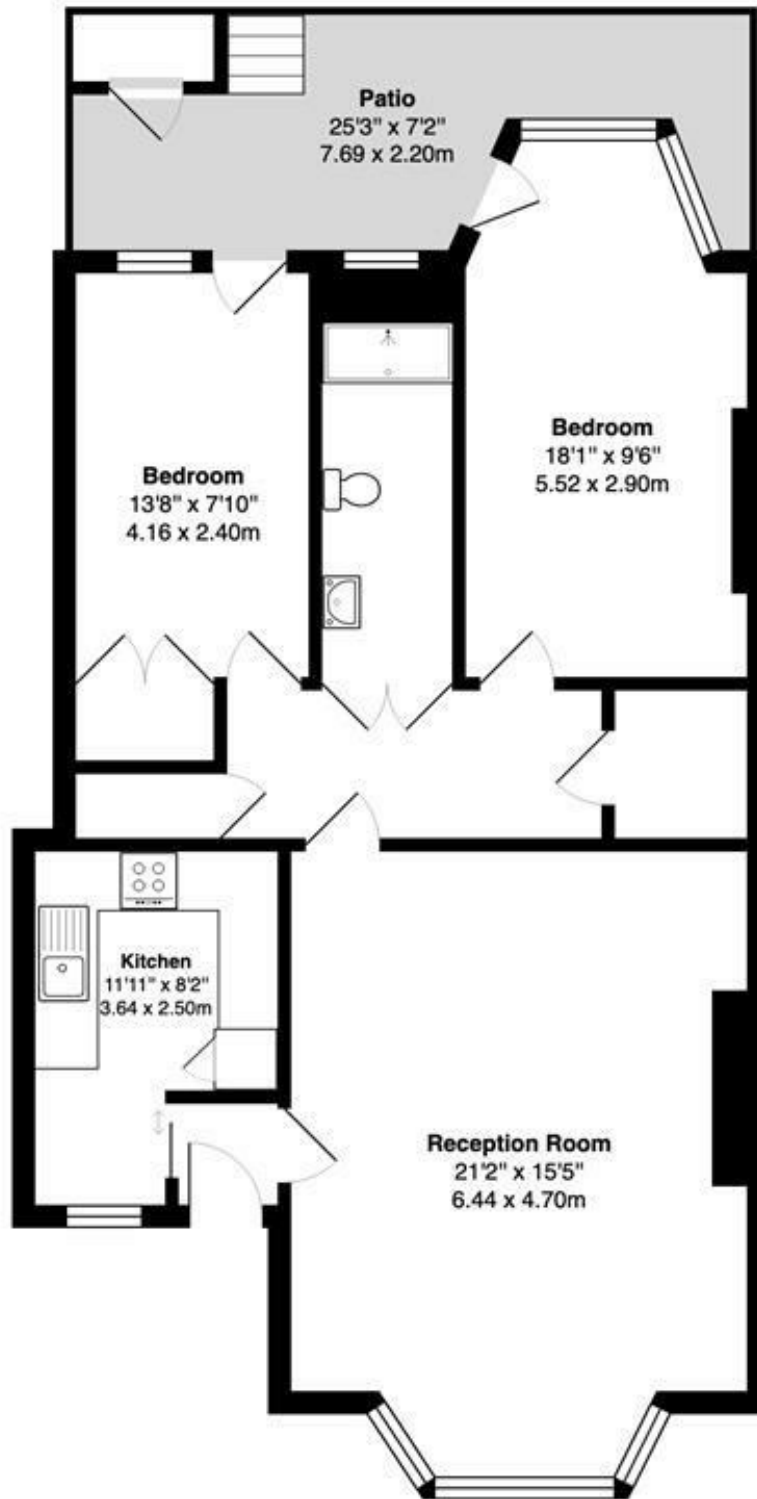
## Abbey Road St John`s Wood NW8 £2,900 Per Month Furnished/unfurnished

Recently refurbished a wonderful apartment in a superb location.

The apartment offers well planned accommodation comprising a newly fitted separate kitchen with all appliances, a large reception with a bay window to the front aspect, a newly fitted wooden floor, 2 double bedrooms to the rear with new wooden floors, and a luxury shower room. Access to a small private rear patio and accessed via its own private entrance.

Located on Abbey Road and within a 5 min walk to St John`s Wood Underground and High Street, Abbey Road, apart from being made famous by the Beatles and Abbey Road Crossing, is also ideally located for transport links into Central London with bus routes 139, 13, and 189 through Oxford Circus to Waterloo, St John`s Wood





**Lower Ground Floor**

Abbey Road NW8

**Total Gross Area: 890 ft<sup>2</sup> ... 82.7 m<sup>2</sup> (excluding patio)**

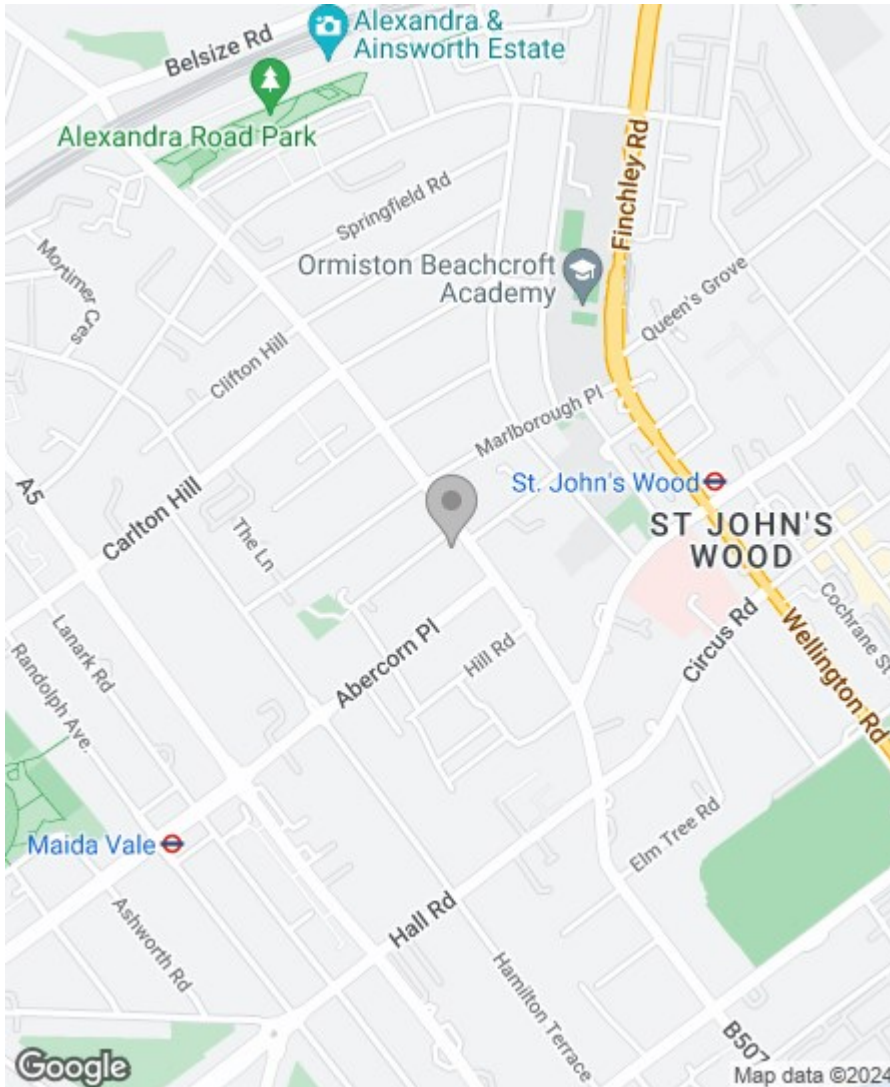
All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

## Property Overview

|            |                       |
|------------|-----------------------|
| Location   | St John`s Wood, NW8   |
| Price      | £2,900 Per Month      |
| Bedrooms   | 2                     |
| Bathrooms  | 1                     |
| Receptions | 1                     |
| Council    |                       |
| Tax Band   |                       |
| Furnishing | Furnished/unfurnished |

## Key Features

- Recent refurb
- Wooden floors
- New Kitchen
- New Bathroom
- Great Location
- Own Entrance
- Available now
- Parking available to rear behind electric gates



## 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>                            |         |           |
| (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).

