

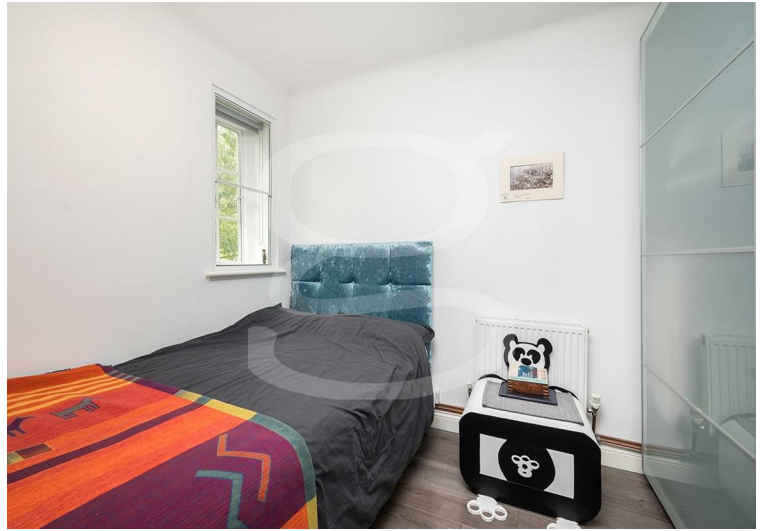


Mortimer Crescent, NW6 £1,900 Per Month Furnished

We are pleased to offer a very smart and modern two bedroom apartment located in a private block with communal gardens. The apartment is situated on the top floor (third) with lift and benefits from a recent refurbishment, bright reception room, two bedrooms (one double, one single), separate fitted kitchen and a modern shower room.

Hillsborough Court is a purpose built block with a live in caretaker built around a pretty courtyard garden and tenants have the added benefit of a communal heating and hot water system resulting in no gas bill. It is well situated for the shops, cafes and amenities of Maida Vale and St John's Wood's Boundary and Abbey Road.

Kilburn Park & Maida Vale (Bakerloo line) St John's Wood Jubilee Line) are all within walking distance as is a host of local shops, supermarkets, open spaces & restaurants. Numerous Buses available from Abbey Road 139 to Waterloo, 189 to Baker Street and Oxford Circus and via Edgware Road - A5, no. 16 to Victoria - so great public transport option.



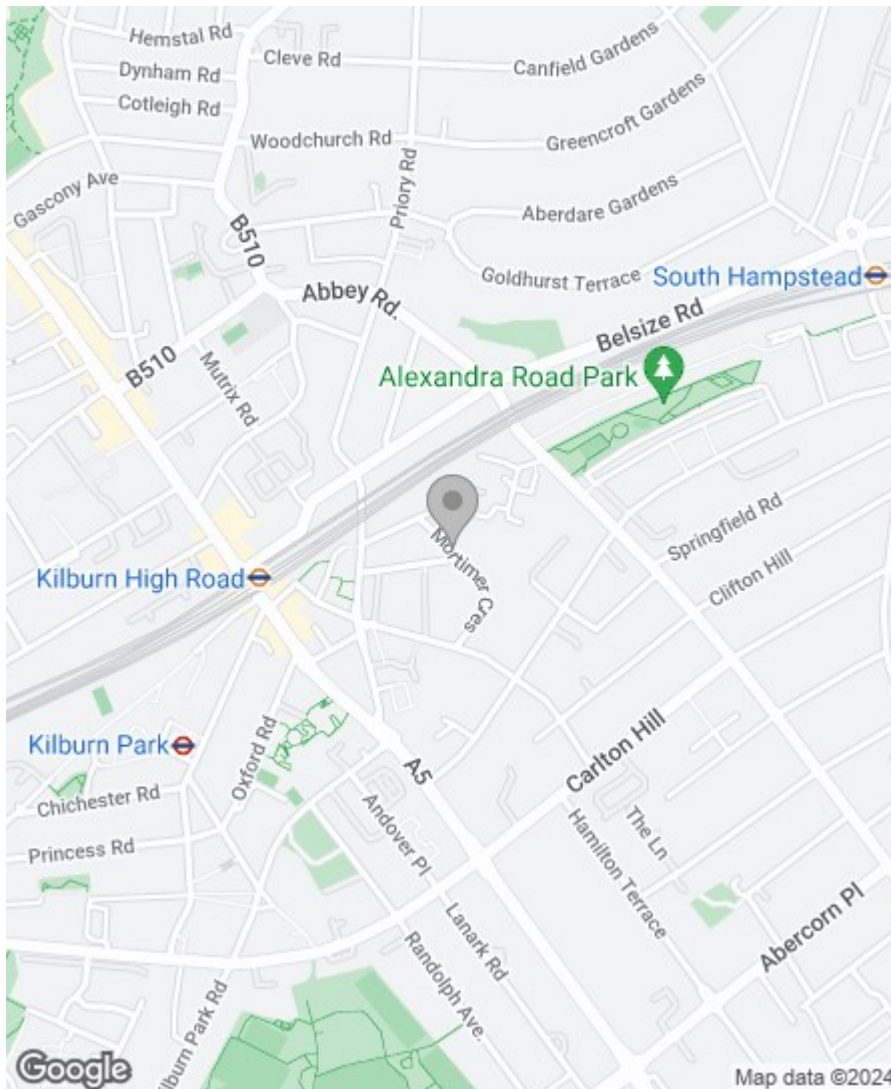
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FLOOR PLAN**

Property Overview

Location	, NW6
Price	£1,900 Per Month
Bedrooms	2
Bathrooms	1
Receptions	1
Council	
Tax Band	C
Furnishing	Furnished

Key Features

- Mansion Block with On-Site Caretaker
- Heating and Hot Water included
- Communal Gardens
- Lift
- Modern
- Close to Transport Links



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		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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).

