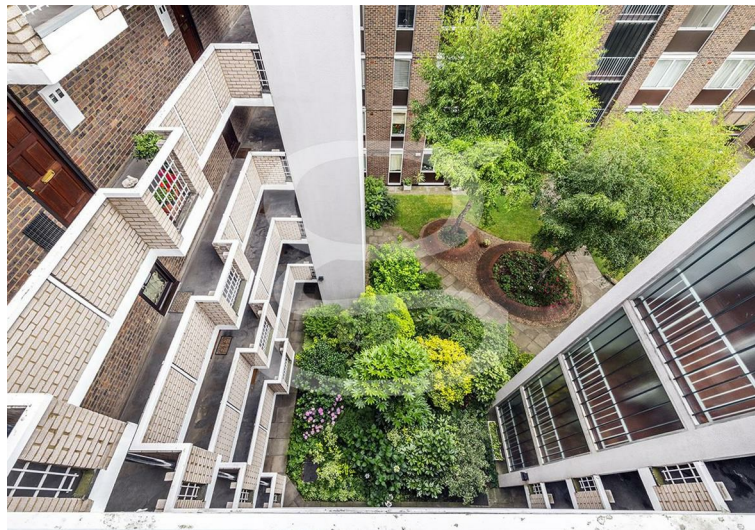


## Boundary Road, St Johns Wood, NW8 £2,250 Per Month Furnished

A well-proportioned apartment situated within this modern purpose-built portered block in St Johns Wood.

The apartment is situated on the first floor (with lift) and comprises a bright and spacious reception room, a separate fully fitted kitchen, two double bedrooms and a bathroom. Further benefits include portorage, off street parking and very well kept communal gardens.

Dinerman Court is ideally located within short walking distance to both Swiss Cottage and St Johns Wood underground stations (Jubilee Line) as well as a short walk to South Hampstead station (London Overground).



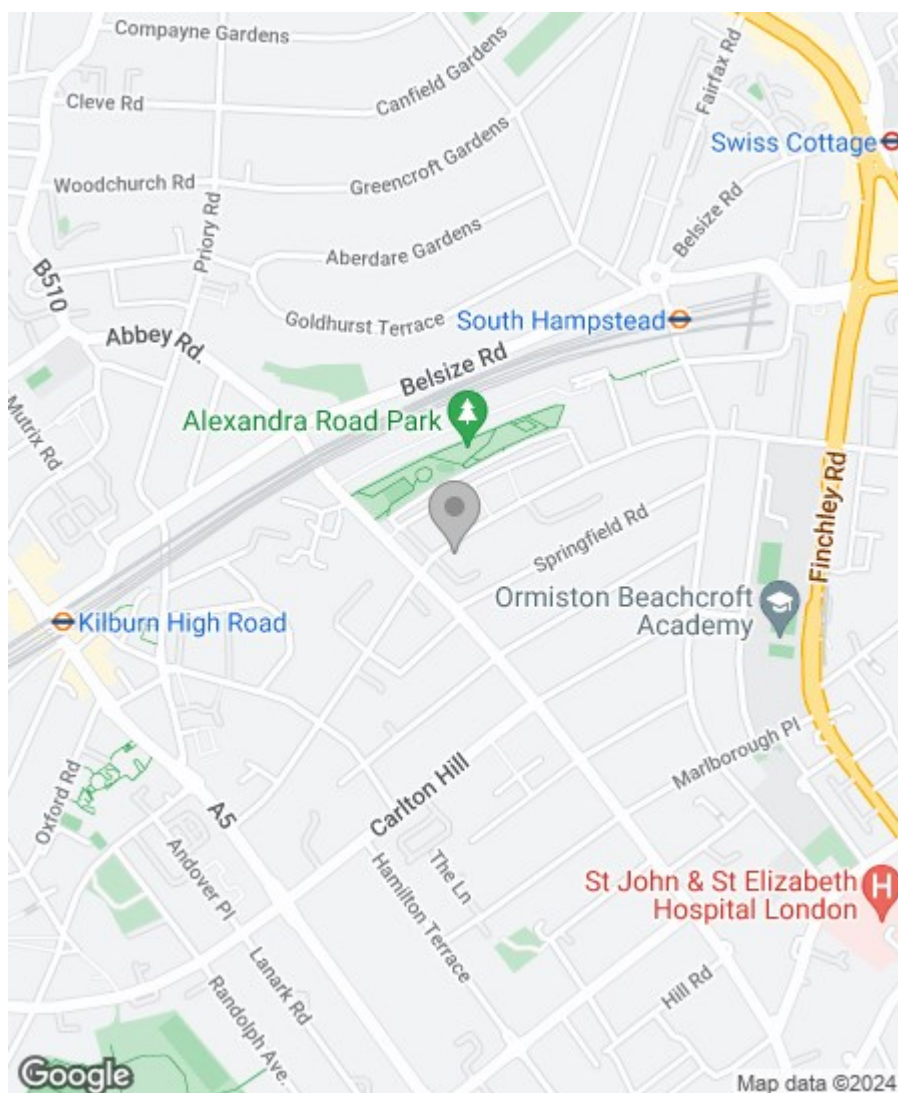
**g** | **AWAITING  
FLOOR PLAN**

## Property Overview

<b>Location</b>	St Johns Wood, NW8
<b>Price</b>	£2,250 Per Month
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Receptions</b>	1
<b>Council</b>	Camden
<b>Tax Band</b>	C
<b>Furnishing</b>	Furnished

## Key Features

- 2 Bedrooms
- Bathroom
- Porter
- Passenger Lift
- Communal Gardens
- Off Street Parking (non reserved)
- Close to Transport Links
- Close to Shops



## 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	78
(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>	36	56
(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).

