



## Boundary Road | NW8



A apartment in a popular block located only moments from the famous Abbey Road, offering superb transport links.

The apartment arranged on the first floor offers a bright reception room with wooden floors and floor to ceiling window overlooking the rear, a high quality modern fitted kitchen, two double bedrooms and a modern family bathroom with shower.

Ideally located for transport 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 ) also within a short walk. The apartment also has a variety of shops, cafe's and restaurants on its doorstep.

EPC - D  
Westminster Council Tax Band C - £904.16 pa

It is a mandatory requirement for a Sales or Lettings Agent to be part of a redress scheme, we have membership with The Property Ombudsman (a Government-approved redress scheme).

It is a mandatory requirement for a Lettings Agent to be part of a Client Money Protection scheme, we have membership with PropertyMark (a Government-approved client money protection)

## £2,300 Per Month

Lettings: 020 7625 1000  
Sales: 020 7625 7000



[www.greenstone.com](http://www.greenstone.com)



[www.facebook.com/greenstoneproperty](http://www.facebook.com/greenstoneproperty)

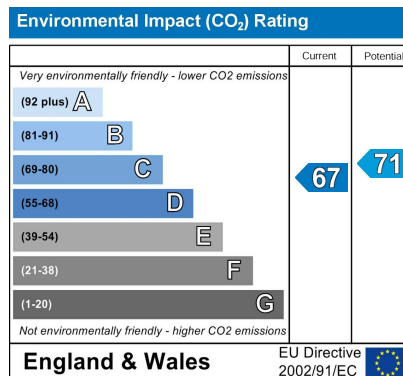
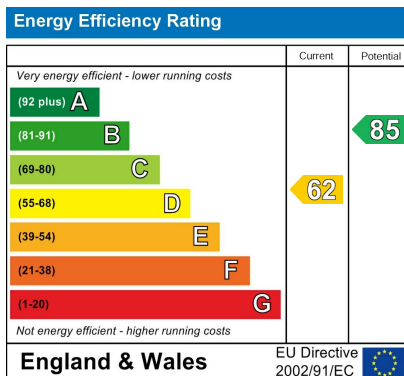


[www.twitter.com/lewisgreenstone](http://www.twitter.com/lewisgreenstone)



[www.youtube.com/user/greenstone](http://www.youtube.com/user/greenstone)





Lettings: 020 7625 1000  
Sales: 020 7625 7000



www.greenstone.com



www.facebook.com/greenstoneproperty



www.twitter.com/lewisgreenstone

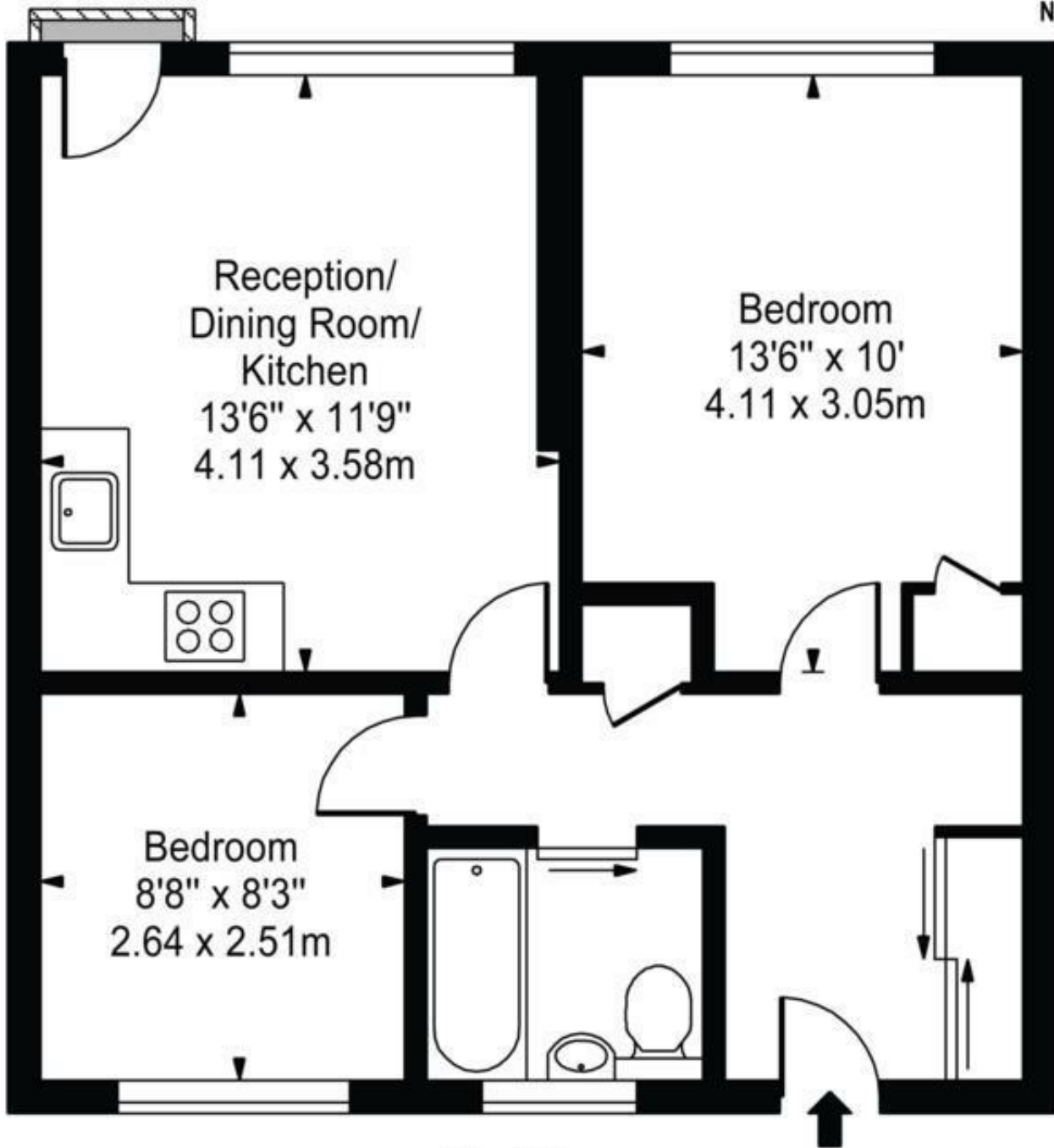


www.youtube.com/user/greenstone



# Waltham House, NW8

Approx. Gross Internal Area 506 Sq Ft - 47.01 Sq M



First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

**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).