



Belgrave Gardens, St Johns Wood, NW8 £425,000 Subject to contract

A great opportunity to live within a short stroll to the Boundary Road shops, bars, restaurants and the famous Abbey Road studios - A bright and spacious apartment

The property comprises a bright reception to the rear aspect with sash windows, wooden floors and modern open-plan kitchen with all appliances, double bedroom and bathroom.

Belgrave Gardens is located off St John's Wood's historic Abbey Road, close to local transport links and an array of shops, cafes and popular restaurants. St Johns Wood (jubilee Line) and Maida Vale (Bakerloo) are only a short walk. Abbey Road has numerous buses into London's West End



A photograph of a bedroom with white walls, a white bed with a white duvet, and light wood flooring. A small wooden bedside table with a lamp is visible. The ceiling has recessed lighting.

g greenstone



A photograph of a bathroom with light-colored tiled walls and a white bathtub. A sink is visible on the left, and a towel rack with white towels is on the wall. The ceiling has recessed lighting.

g greenstone



A photograph of a living room with white walls, light wood flooring, and a teal sofa. A wooden coffee table is in the foreground, and a television is on a stand in the background. The ceiling has recessed lighting.

g greenstone

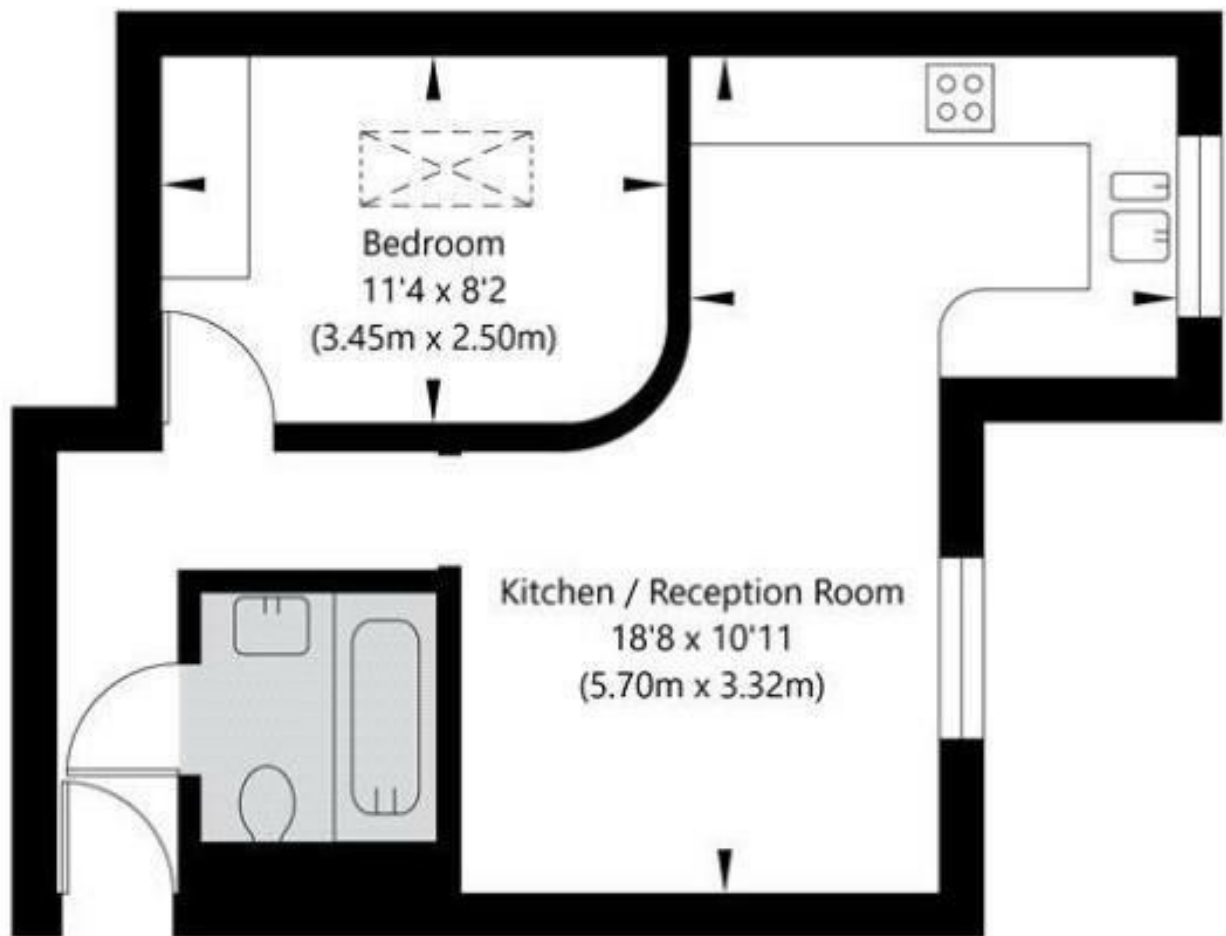


A photograph of a living room with white walls, light wood flooring, and a teal sofa. A wooden coffee table is in the foreground, and a television is on a stand in the background. The ceiling has recessed lighting.

g greenstone

Belgrave Gardens, London NW8 0QY

Fourth Floor
GROSS INTERNAL FLOOR AREA
APPROX. 35.89 SQ M / 386 SQ FT



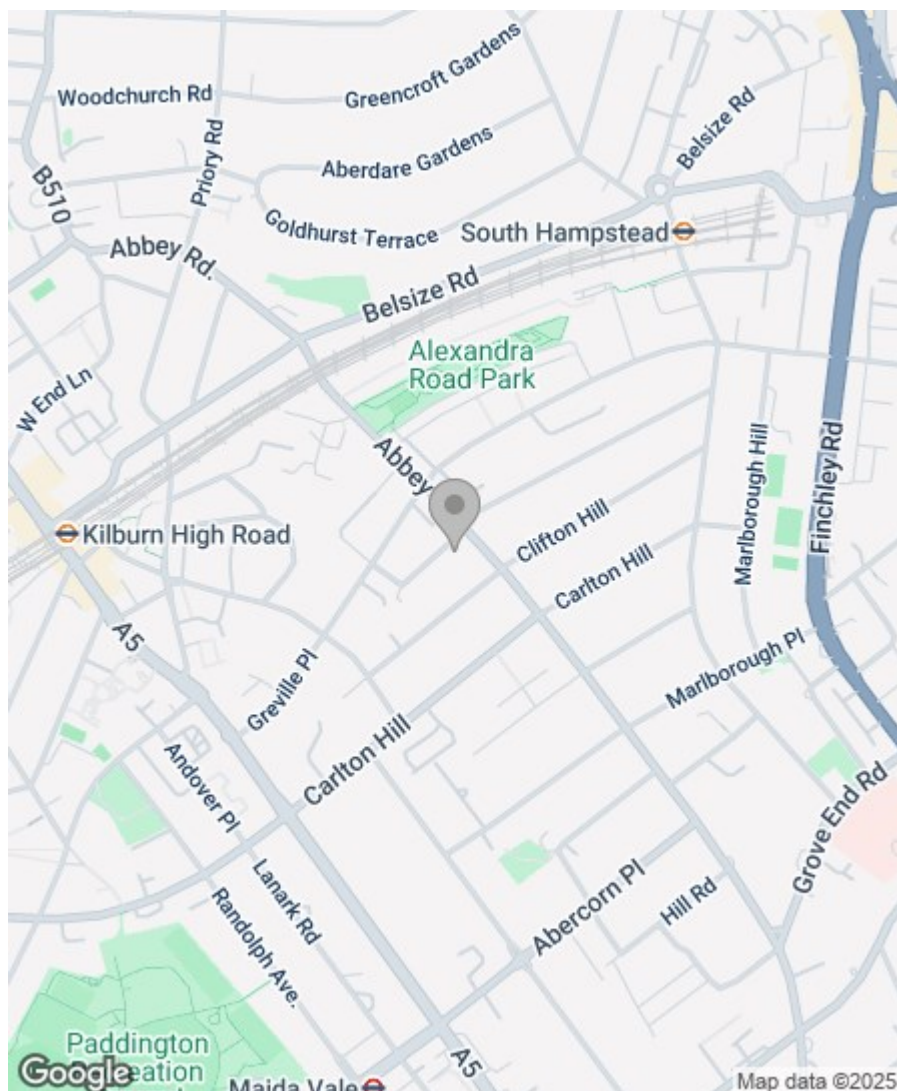
APPROXIMATE GROSS INTERNAL FLOOR AREA 35.89 SQ M / 386 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

Property Overview

Location	St Johns Wood, NW8
Price	£425,000
Bedrooms	1
Bathrooms	1
Receptions	1
Tenure	Share of Freehold
Council	Westminster
Tax Band	C
Current Ground Rent	0
Service Charge	£2,456.82 per annum
Term	Term: Expires - 01/01/3007

Key Features

- Recently Refurbished
- Double Bedroom
- Bathroom
- Wooden Floors
- Modern Kitchen
- Great Location
- Close to Transport Links
- Chain Free



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Greenstones Estates Ltd
Registered in England & Wales
Registered Office:
5 West Court, Enterprise Road,
Maidstone, Kent ME15 6JD

Company Registered number
03513585

Trading address
83 Boundary Road, St John's Wood,
London NW8 0RG

We are members of



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).