



Belgrave Gardens, St John's Wood, NW8 £775,000 Subject to contract

A beautiful garden-level flat located in the ever-popular Belgrave Gardens, just off Abbey Road.

The apartment offers a bright reception leading to a rear garden, a modern fitted kitchen with a quartz worktop, a double bedroom with an en-suite shower room, a luxury bathroom with a shower, and a second bedroom and family bathroom. Benefits include wooden floors throughout, underfloor heating and modern finishing throughout.

Belgrave Gardens is a very quiet road, just off Abbey Road. It offers numerous transport links, with St John's Wood (Jubilee Line) and Maida Vale (Bakerloo Line) within an easy walk and convenient bus links on Abbey Road.





Lower Ground Floor

Belgrave Gardens St John's Wood, NW8

Total Gross Internal Area: 782 ft² ... 72.6 m²

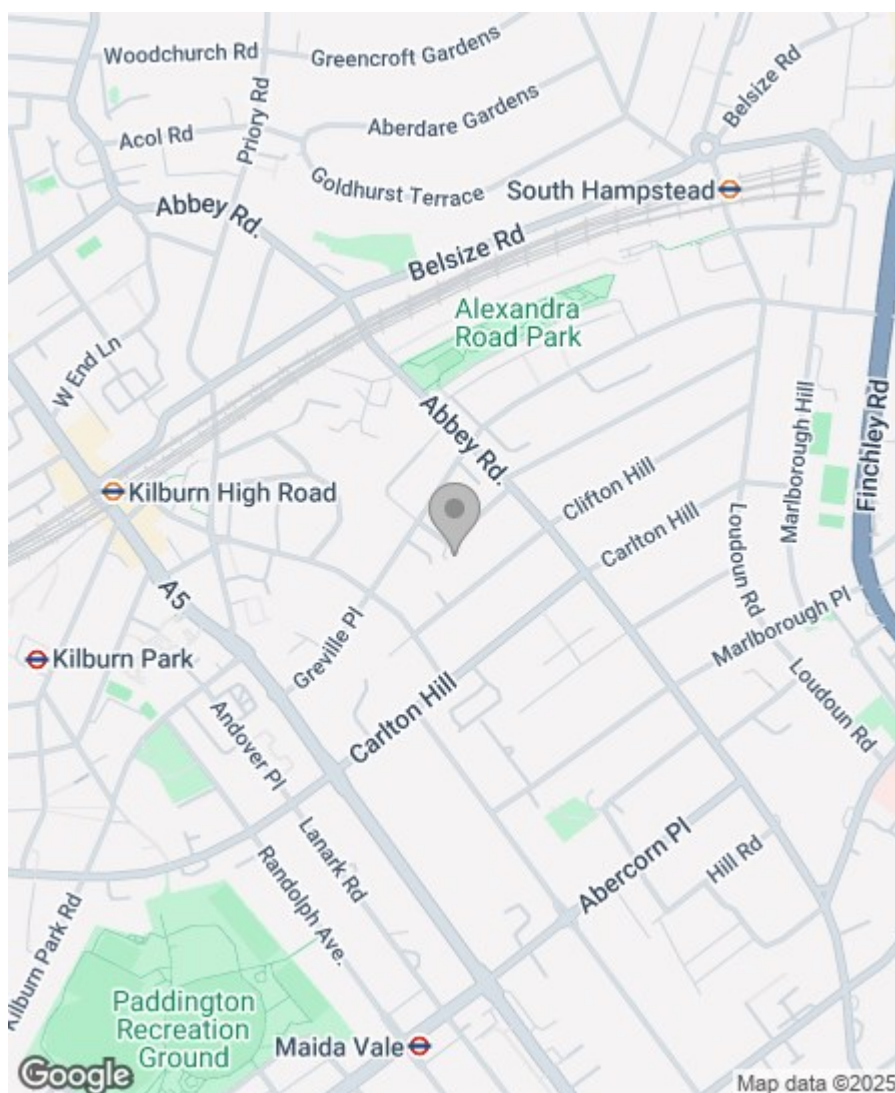
All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

Property Overview

Location	St John's Wood, NW8
Price	£775,000
Bedrooms	2
Bathrooms	2
Receptions	1
Tenure	Leasehold
Council	Westminster
Tax Band	E
Current Ground Rent	TBC
Service Charge	£4425.24 pa
Term	125 years from Dec 2005 (105 yrs remain)

Key Features

- Contemporary Kitchen
- Own Entrance
- Two Bedrooms
- Two Bathrooms
- Rear Garden
- Close to Transport Links
- Chain free
- Sole Agents
- Cira 782 sq ft (72.6 sq m)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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