



# Belgrave Gardens

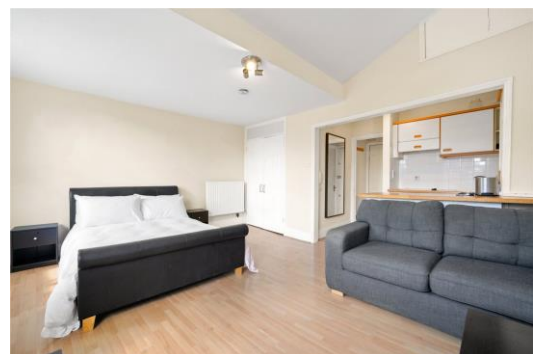
St John's Wood, NW8

Asking Price £325,000

Sole Agent. An extremely bright studio apartment on the top floor of this period conversion in Belgrave Gardens.

The apartment is offered in very good decorative condition throughout and boasts a large studio room with very high ceiling height, separate kitchen area and bathroom.

Belgrave Gardens is located off Abbey Road and is only metres away from the shops and restaurants in Boundary Road.



# Belgrave Gardens

St John's Wood, NW8

- Studio Apartment
- 398 sq. ft.
- Share of Freehold
- Very Good Condition
- Close to Shops & Transport





**Tenure:** Share of Freehold (949 year lease)  
**Service Charge:** £0 No fixed service charge.  
**Ground Rent:** £0  
**Local Authority:** Westminster  
**Council Tax Band:** B

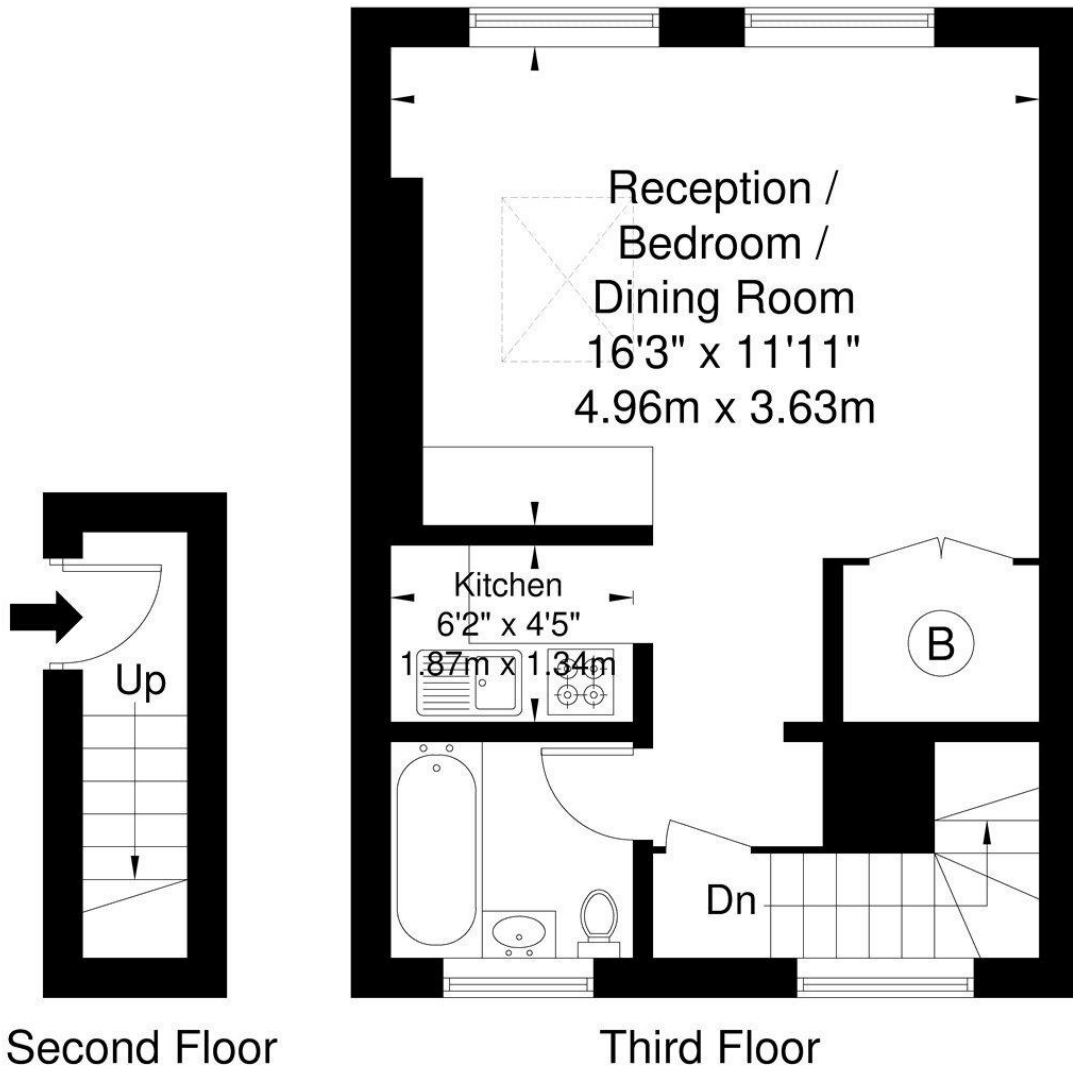
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	70	76
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

### *Chestertons St John's Wood Sales*

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# Belgrave Gardens NW8 0RB

Approx. Gross Internal Area = 37 sq m / 398 sq ft



Ref

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**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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