

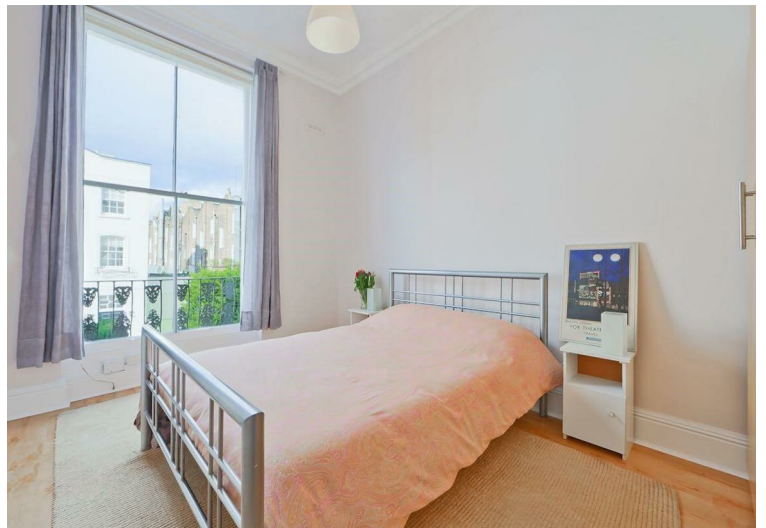
Bolton Road, St John's Wood, NW8 £2,350 Per Month Furnished

A stunning flat set on the 1st floor of a period stucco-fronted house just off Boundary Village in St John's Wood.

The property boasts a large reception with high ceilings and floor-to-ceiling sash window, a double bedroom also with floor to ceiling window, a separate fully fitted kitchen and bathroom.

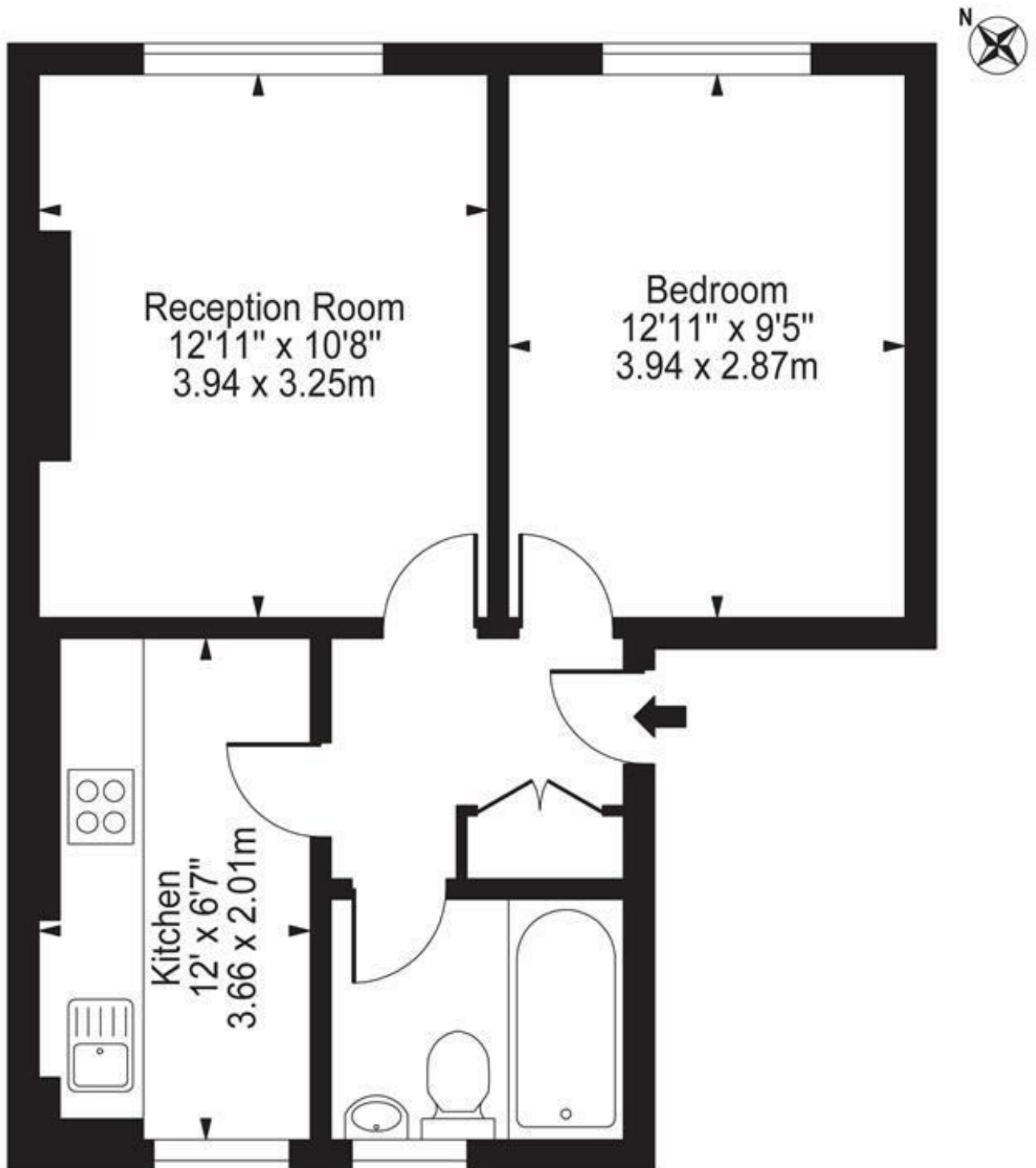
The property further benefits from access to a delightful secluded rear communal garden.

Ideally located in a quiet cul-de-sac only moments from the shops, cafes and amenities of Boundary Road and Abbey Road with its numerous transport links. The property is within easy walking distance of both Kilburn Park and Maida Vale stations on the Bakerloo line, and also St John's Wood on the Jubilee line.



Bolton Road, NW8

Approx. Gross Internal Area 445 Sq Ft - 41.34 Sq M



First Floor

For Illustration Purposes Only - Not To Scale

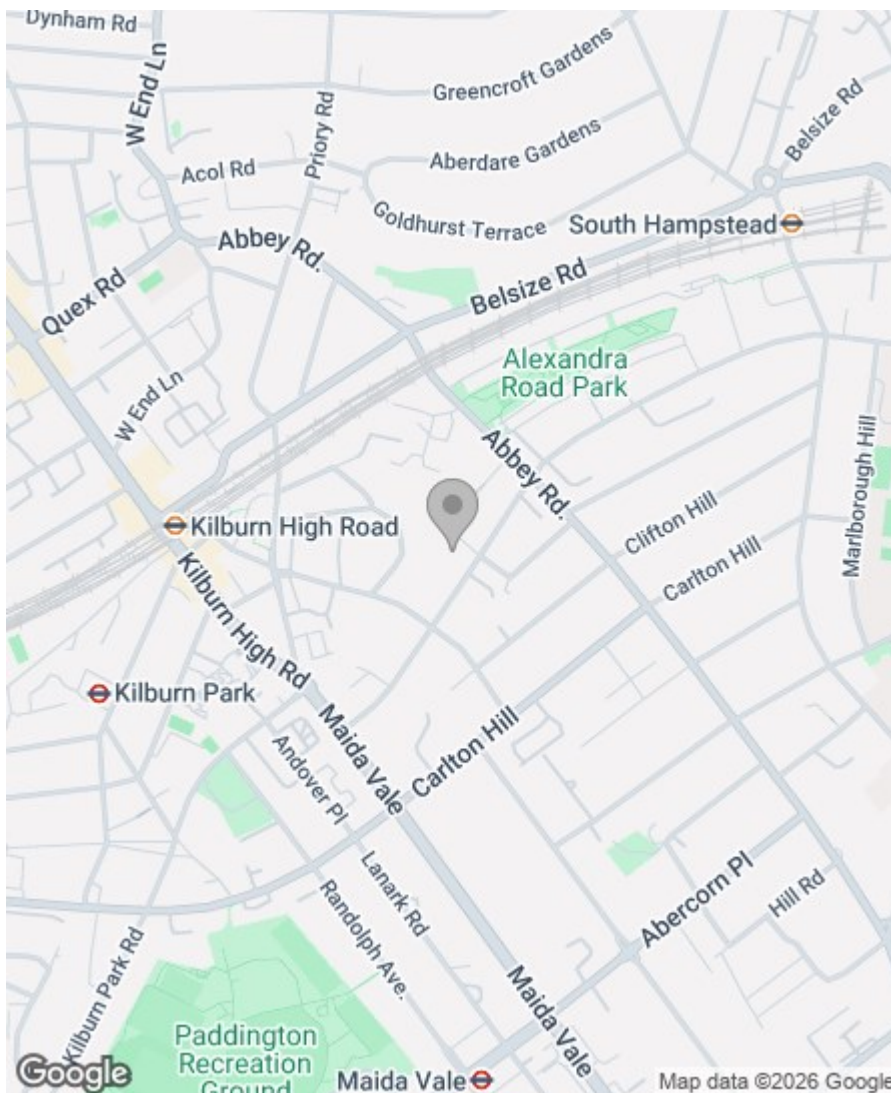
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements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

Property Overview


Location	St John's Wood, NW8
Price	£2,350 Per Month
Bedrooms	1
Bathrooms	1
Receptions	1
Council	
Tax Band	D
Furnishing	Furnished

Key Features

- High Ceilings
- Large windows
- Wooden Floors
- Great location
- Communal Garden
- Bright and Spacious
- Separate kitchen
- 445 Sq Ft



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(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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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).

