



## 1 HALL ROAD LONDON, NW8

£1,800 PER MONTH

Discover this charming ground floor studio apartment, flooded with natural light and thoughtfully designed to maximize space and comfort. The property features a well-maintained kitchenette equipped for all your culinary needs, complemented by an immaculate bathroom.

One of the standout features is the stunning large windows that fill the space with sunlight and provide beautiful views, creating a welcoming and airy atmosphere. Residents also benefit from a helpful on-site porter service, ensuring convenience and security at all times.

Situated just moments from the vibrant Maida Vale area, this home offers easy access to an array of local shops, cafes, and amenities. Excellent transport links are nearby, with St John's Wood Station providing quick and effortless connections to the city center. Additionally, the close proximity to St John's Wood and Maida Vale makes this location ideal for professionals, students, or anyone seeking a peaceful yet well-connected lifestyle.

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**GROUND FLOOR**  
**322 SQ FT / 29.9 SQ M**

This plan has been drawn for illustrative and identification purposes only.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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