



## Abercorn Place, St John's Wood NW8 £2,000 Per Month Furnished

Only Moments from the famous Abbey Road, we are delighted to offer this modern apartment in this extremely popular purpose built block in St Johns Wood.

The apartment is located to the rear on the ground floor and comprises a reception, separate kitchen, double bedroom and fully tiled shower room. Further benefits include 24hr porter, communal garden, cycle store and communal heating and hot water included in the rent.

Abercorn Place is ideally located between both St John's Wood (Jubilee Line) and Maida Vale (Bakerloo Line) as well as a great selection of shops and bus links on your doorstep. Westminster is known for having one of the cheapest council tax rates in all the London boroughs.



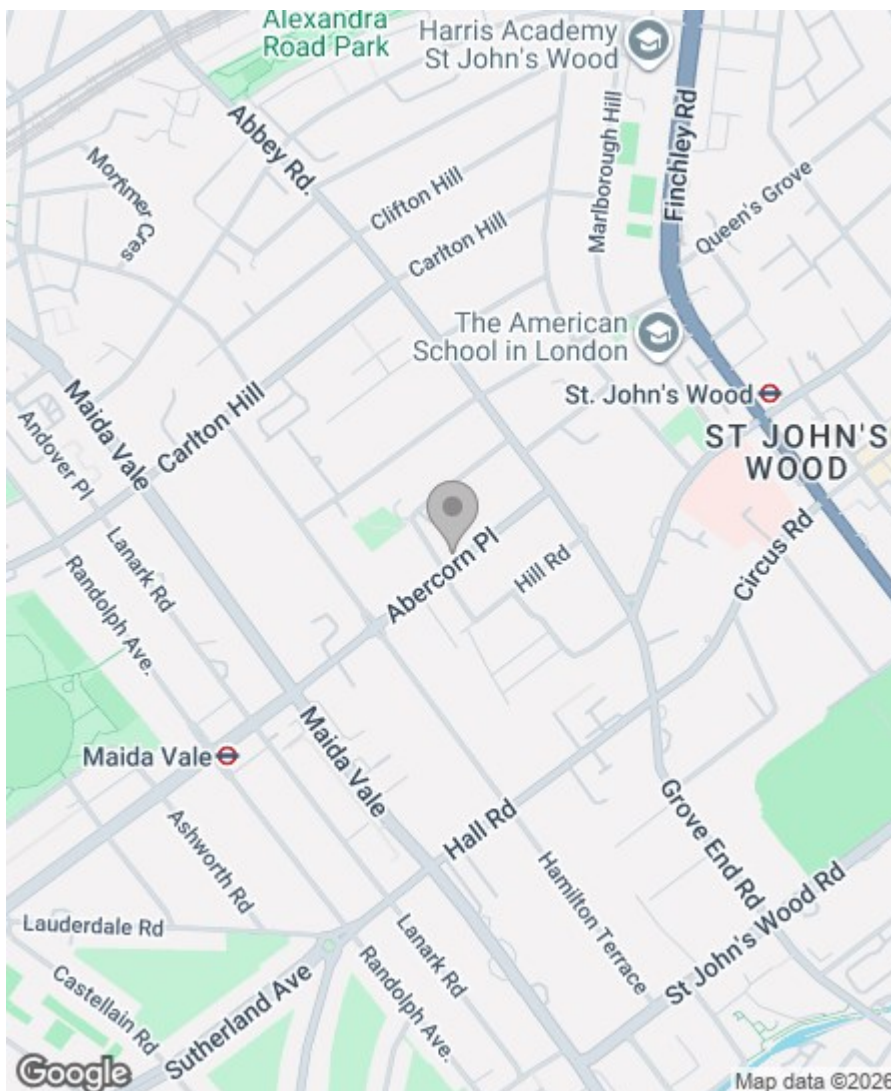
**g** | **AWAITING  
FLOOR PLAN**

## Property Overview

Location	, NW8
Price	£2,000 Per Month
Bedrooms	1
Bathrooms	1
Receptions	1
Council	
Tax Band	C
Furnishing	Furnished

## Key Features

- Communal Gardens
- Bike Storage
- Porter
- Lift
- Bright
- Modern
- Wooden Floors
- Close to Transport Links
- Includes Heating & Hot Water



## 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>		<b>77</b>
(55-68) <b>D</b>	<b>67</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	

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).

