

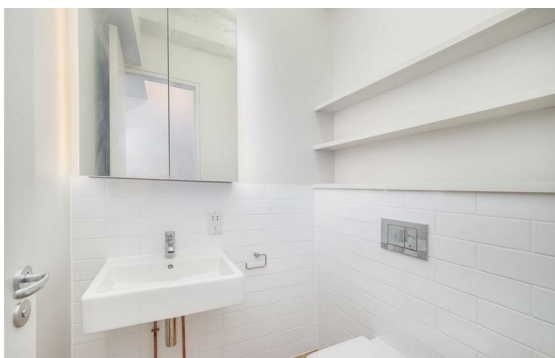


**Abercorn Place, St John's Wood, London, NW8**

Rent £685 PCM

2 Bed | 1 Bath | 1 Reception

*Please call us on 020 7724 2233 or email us [info@newingtonstates.com](mailto:info@newingtonstates.com) to book a viewing.*



A well-presented two-bedroom duplex apartment arranged over the ground and first floors of a secure purpose-built development. The property features a large reception room, a separate eat-in kitchen, two well-proportioned double bedrooms, a modern bathroom, and a separate guest WC. A private balcony provides valuable outdoor space and further enhances the practicality of the apartment.

Residents benefit from access to communal gardens. Ideally positioned close to Maida Vale Station and within easy reach of St John's Wood, with a wide range of shops, cafés, restaurants, and local amenities nearby.

EPC Rating: C

## Energy Efficiency Rating: C

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.

**NEWINGTON**  
— ESTATES —

60 Upper Montagu Street

London

W1H 1SN

020 7724 2233

[info@newingtonestates.com](mailto:info@newingtonestates.com)

<http://www.newingtonestates.com>