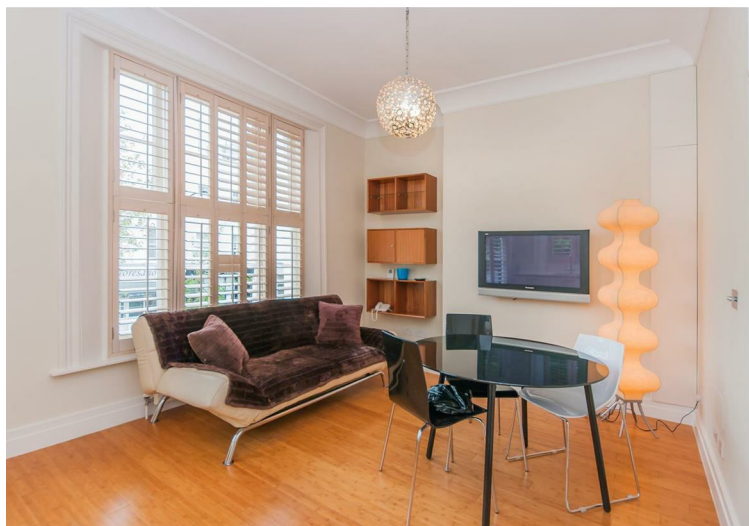




Boundary Road, St John's Wood, NW8 £2,300 Per Month Furnished

Finished to a high quality this stylish apartment is located on the second floor of a period conversion off Abbey Road, St John's Wood. Featuring wooden flooring throughout and modern fixtures and fittings, the property comprises a double bedroom with ample storage, modern bathroom and open plan contemporary kitchen/reception across the corner of the building, flooding it with natural light. Boundary Road is located in St John's Wood just off Abbey Road, and within close walking distance to local shops, cafes, amenities with Abbey Road Bus route 189 to Brent Cross and Bus Route 139 to Baker Street and West Hampstead. Swiss Cottage and St John's Wood (Jubilee Line) are also within a short walk.



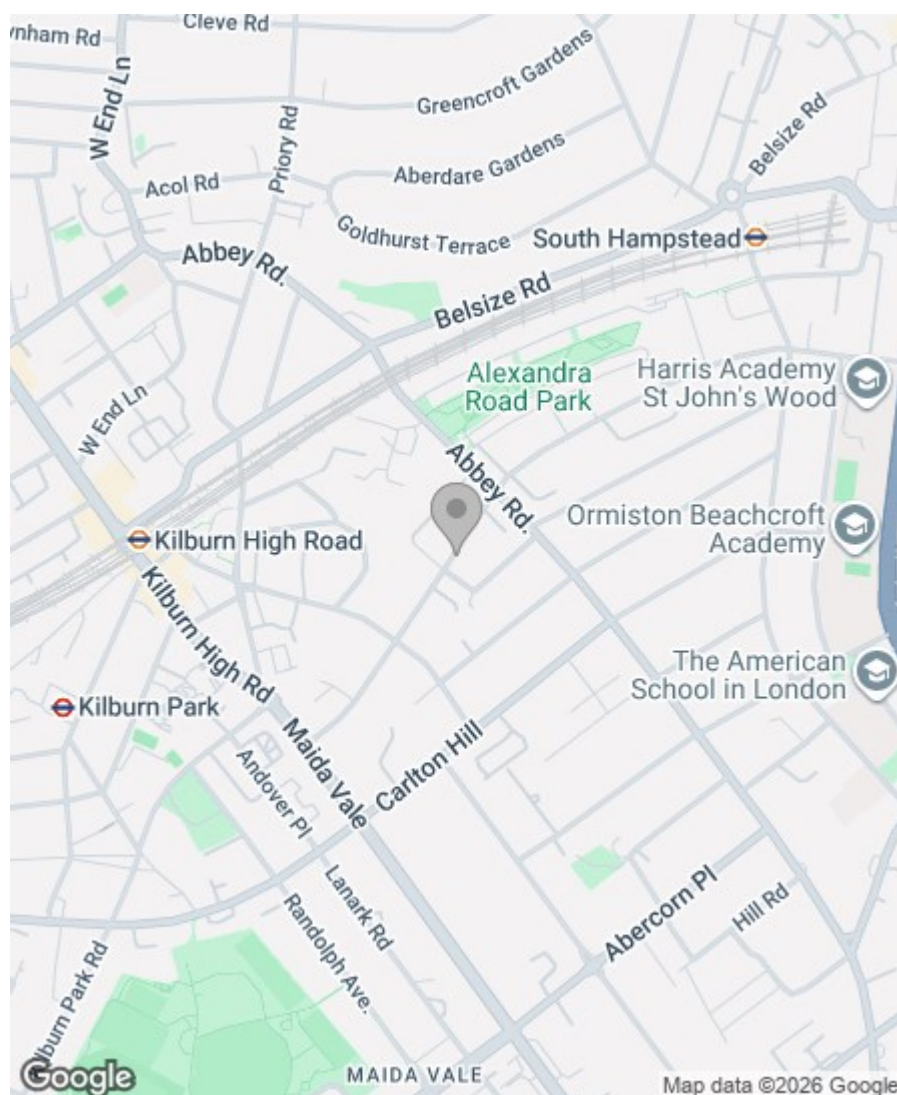
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FLOOR PLAN**

Property Overview

Location	St John's Wood, NW8
Price	£2,300 Per Month
Bedrooms	1
Bathrooms	1
Receptions	1
Council	Westminster
Tax Band	C
Furnishing	Furnished

Key Features

- One Bedroom Apartment
- Modern Fixtures and Fittings
- Quiet Village Location
- Separate Utility Room
- Wooden Floors
- Modern Bathroom
- Open-Plan Kitchen
- Available 5th Aug



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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Registered Office:
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Maidstone, Kent ME15 6JD

Company Registered number
03513585

Trading address
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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).