



## ABERCORN PLACE LONDON, NW8

£2,100 PER MONTH

A well-presented one double bedroom apartment set within a purpose-built block in the heart of St John's Wood, just a short walk from the picturesque canals of Little Venice and Warwick Avenue Underground Station (Bakerloo Line).

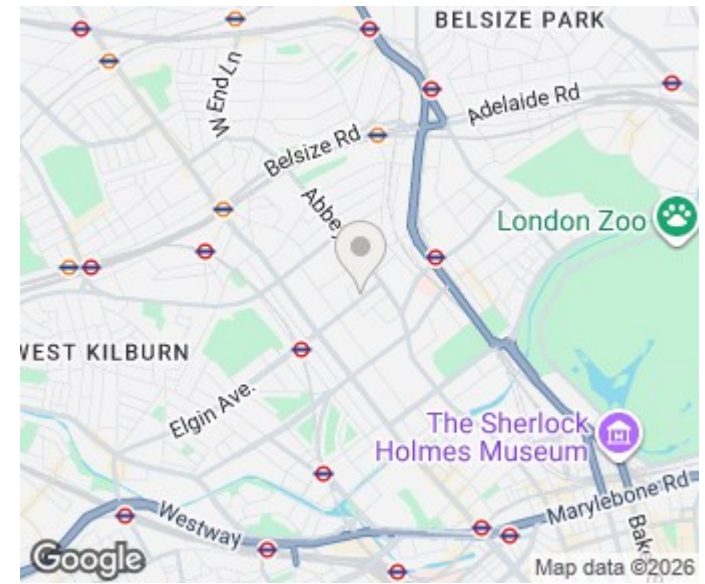
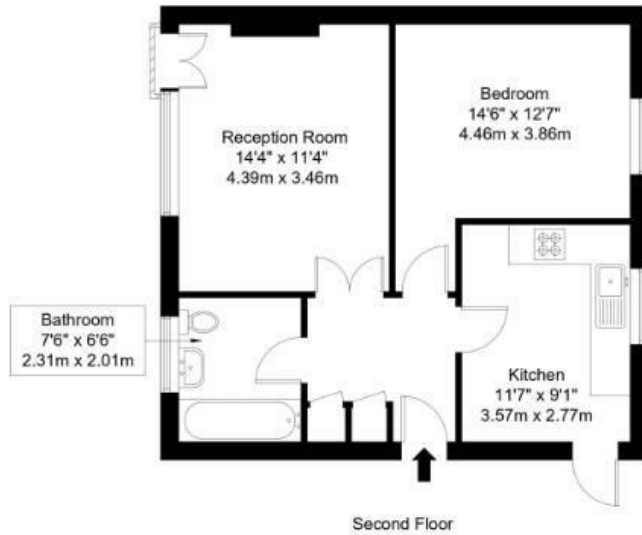
The property comprises a bright and spacious reception room featuring attractive parquet wood flooring and access to a private balcony, a large fully fitted eat-in kitchen with ample storage and dining space, a generous double bedroom with fitted wardrobes, and a bathroom.

Ideally located for local shops, cafés, and excellent transport links, this apartment offers comfortable living in one of North West London's most desirable residential areas.

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# Abercorn Place, NW8 9YA

Approx Gross Internal Area = 50.90 sq m / 548 sq ft



| 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>                            |                            |           |
| (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<br>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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