



17 Warner House Abercorn Place, London, NW8 9YA

£2,100 Per month

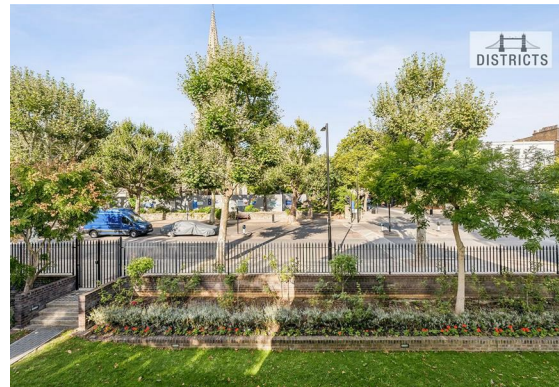
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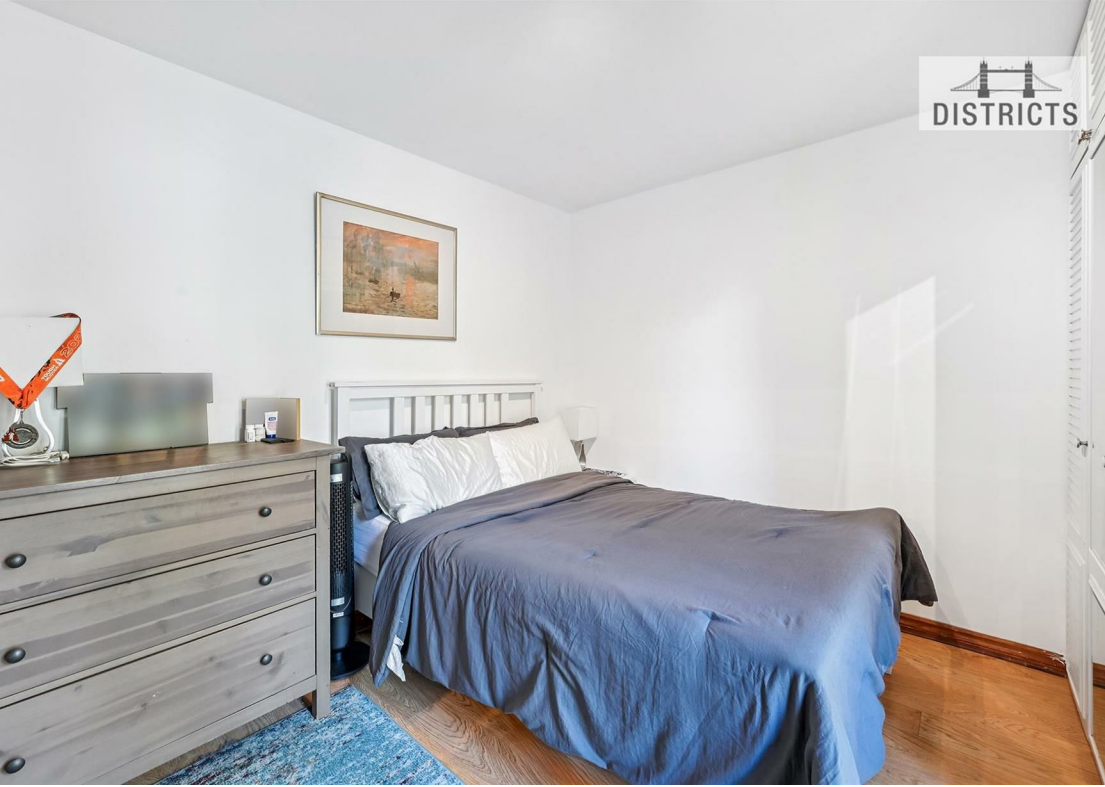
Spacious 1 bedroom property situated in a purpose-built block which forms part of a secure gated development and is in the highly sought-after St Johns Wood area. The property features a spacious reception room with private patio, a fully fitted kitchen, double bedroom with fitted wardrobe, bathroom, and great storage. **Photos used of similar property for example purposes.

Ideally located near Little Venice with easy access to a variety of cafes, bars, shops and restaurants, whilst Regent's Park is also on your doorstep. You further benefit from excellent transport links such as Warwick Avenue underground station (Bakerloo Line) and Paddington Station with its national rail and Heathrow Express connections.

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating & Hot Water – Mains | Internet: Fttp

To check broadband and mobile phone coverage please visit Ofcom.
To check planning permission please visit Westminster Council Website, Planning & Building Control

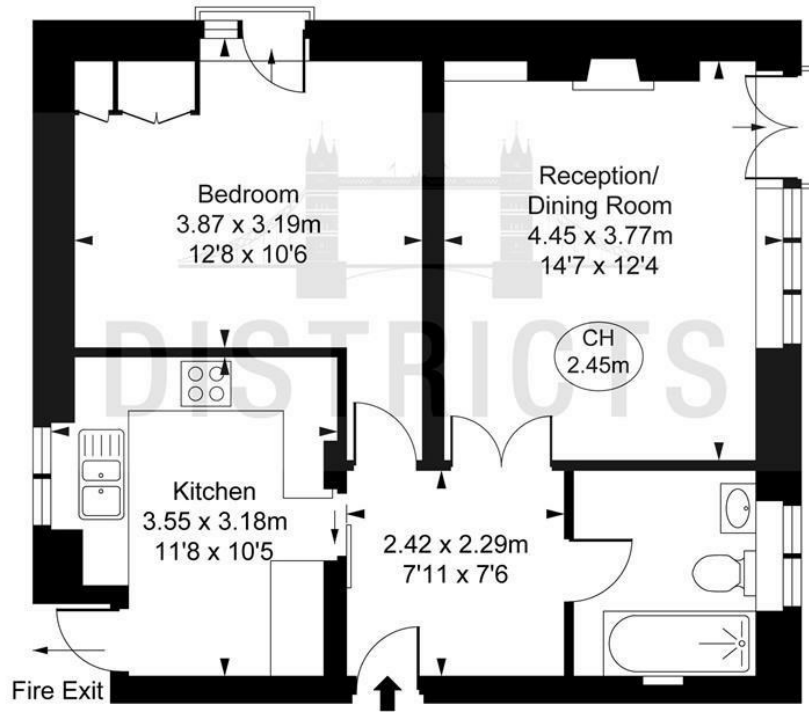






Warner House,
St John's Wood, NW8
Approximate Gross Internal Area
52.19 sq m / 562 sq ft

(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | 77 | 81 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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