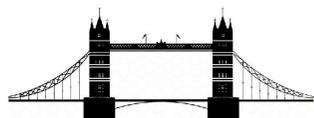




**6 Verity House Abercorn Place, London, NW8 9YB**

**£3,500 Per month**

 3  3  1  C

  
**DISTRICTS**

Spacious 3 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. 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.

\*\*Photos of a similar property for example purposes.

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.

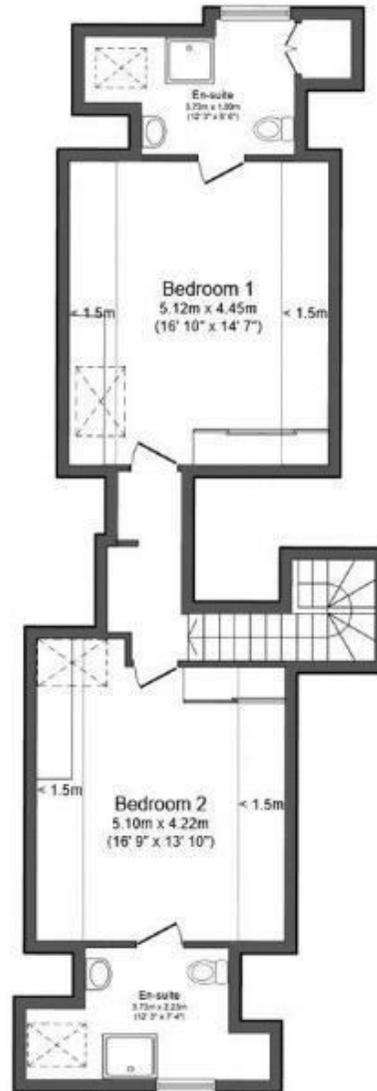




Total floor area 106.6 m<sup>2</sup> (1,148 sq.ft.) approx



**Ground Floor**



**First Floor**

| Energy Efficiency Rating                           |  | Current   | Potential |
|--|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> |  |   |           |
| (92 plus) <b>A</b>                                 |  |   |           |
| (81-91) <b>B</b>                                   |  |   |           |
| (69-80) <b>C</b>                                   |  | <b>69</b>   | <b>69</b> |
| (55-68) <b>D</b>                                   |  |   |           |
| (39-54) <b>E</b>                                   |  |   |           |
| (21-38) <b>F</b>                                   |  |   |           |
| (1-20) <b>G</b>                                    |  |   |           |
| <i>Not energy efficient - higher running costs</i> |  |   |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC  |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.