

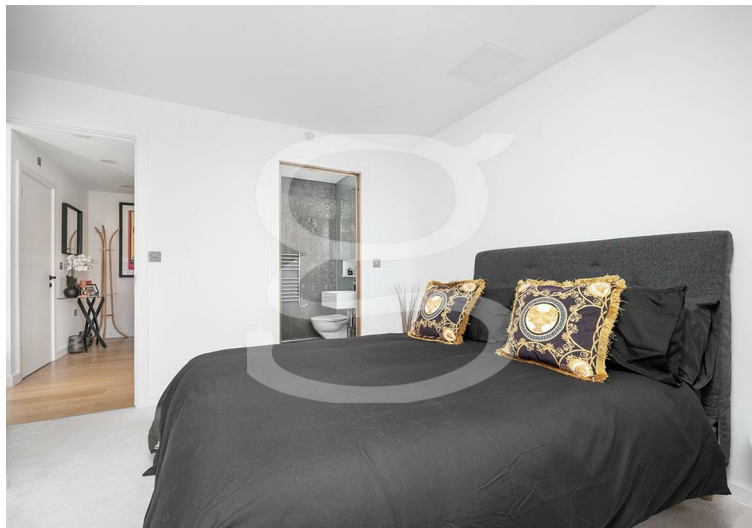
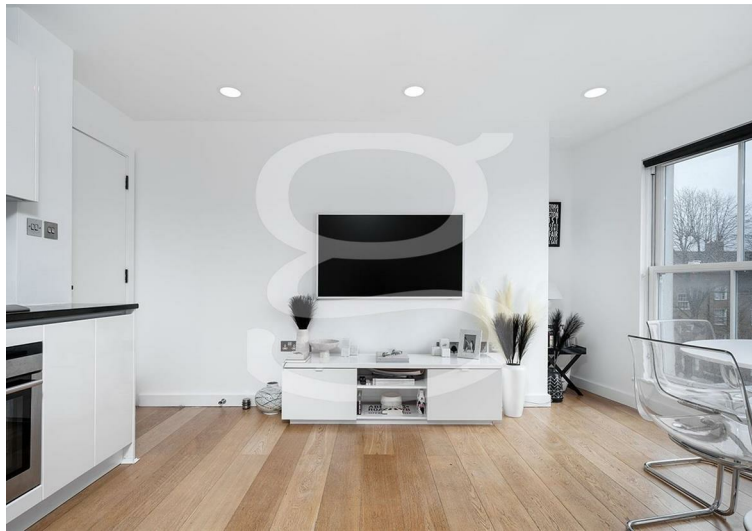
## Abbey Road, St John's Wood, NW8 £3,800 Per Month Furnished

A great opportunity to live within a short stroll to the Boundary Road shops, bars, restaurants and the famous Abbey Road studios

This stunning, interior-designed property is situated on the second floor ( with lift ) and comprises a large, bright reception room with floor-to-ceiling windows, a fully fitted high-end granite open-plan kitchen, a principal bedroom with a shower room en-suite, a second double bedroom and a family bathroom.

The block is ideally located on the famous Abbey Road, giving a large selection of transport links to the City and West End whilst having a plethora of shops, cafes and restaurants on its doorstep.





**g** | **AWAITING  
FLOOR PLAN**

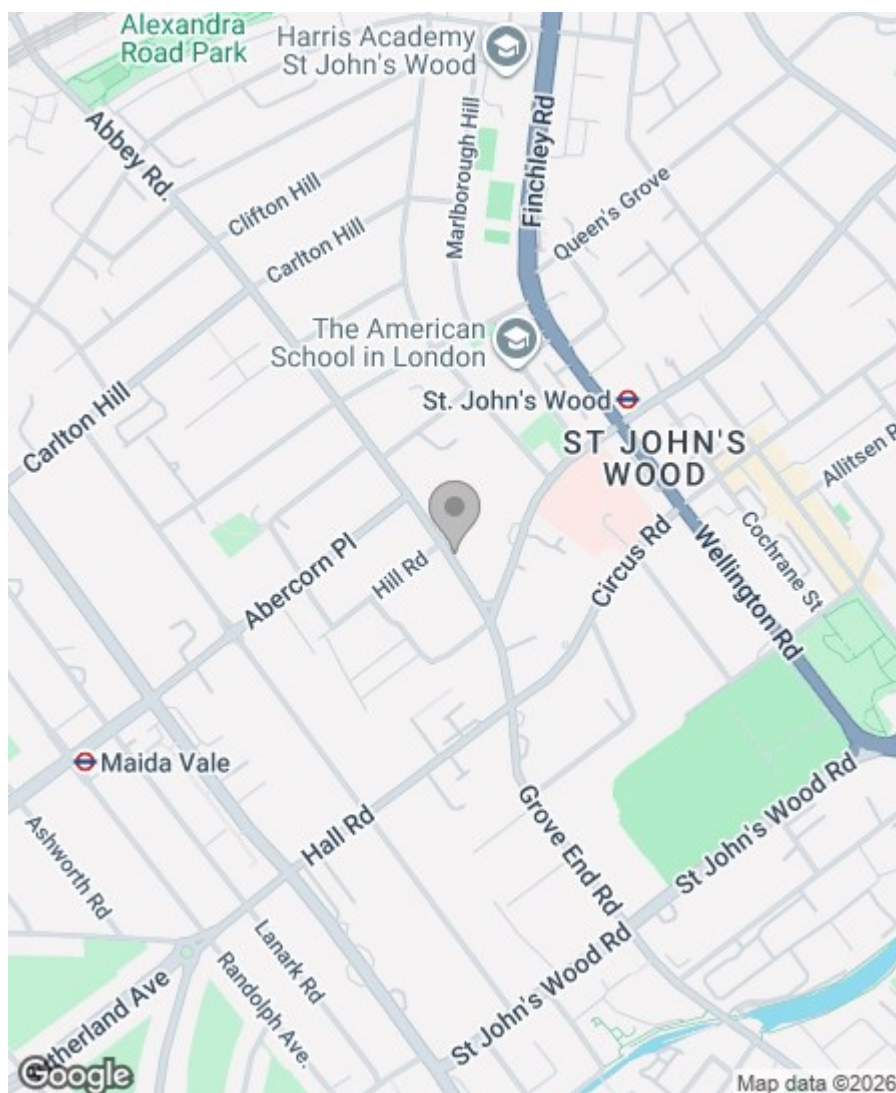


## Property Overview


Location	St John's Wood, NW8
Price	£3,800 Per Month
Bedrooms	2
Bathrooms	2
Receptions	1
Council	Camden - £3,042.52
Tax Band	F
Furnishing	Furnished

## Key Features

- Newly Decorated
- Two Double Bedrooms
- Shower Room en-suite
- Family Bathroom
- Wooden Floors
- Lift
- Available Now
- Interior designed
- Fully Furnished
- High Quality finishes and fittings



## 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>	79	80
(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 2002/91/EC 	

Greenstones Estates Ltd  
Registered in England & Wales  
Registered Office:  
5 West Court, Enterprise Road,  
Maidstone, Kent ME15 6JD

Company Registered number  
03513585

Trading address  
83 Boundary Road, St John's Wood,  
London NW8 0RG

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).