

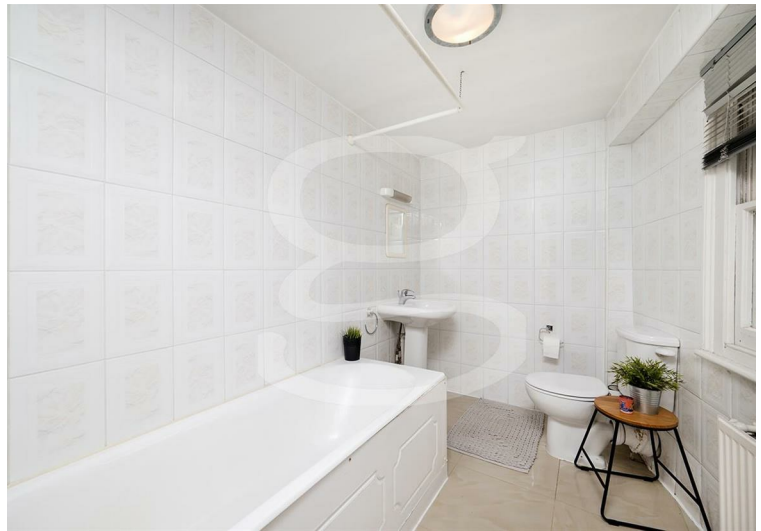


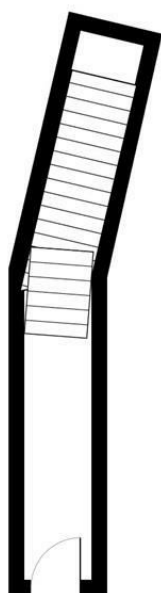
Boundary Road, London, NW8 £3,150 Per Month Unfurnished

A bright and spacious duplex apartment with the benefit of its own private entrance, located on a popular residential street in St John's Wood.

The apartment comprises a reception room with two sash windows to the front aspect, family bathroom, separate fully fitted kitchen, and two double bedrooms one with an en-suite bathroom.

Boundary Road is located in St John's Wood 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.

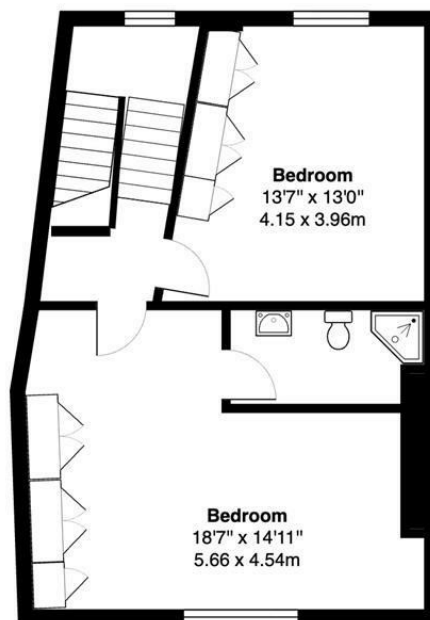




Ground Floor



1st Floor



2nd Floor

Boundary NW8

Total Gross Area: 1172 ft² ... 108.9 m²

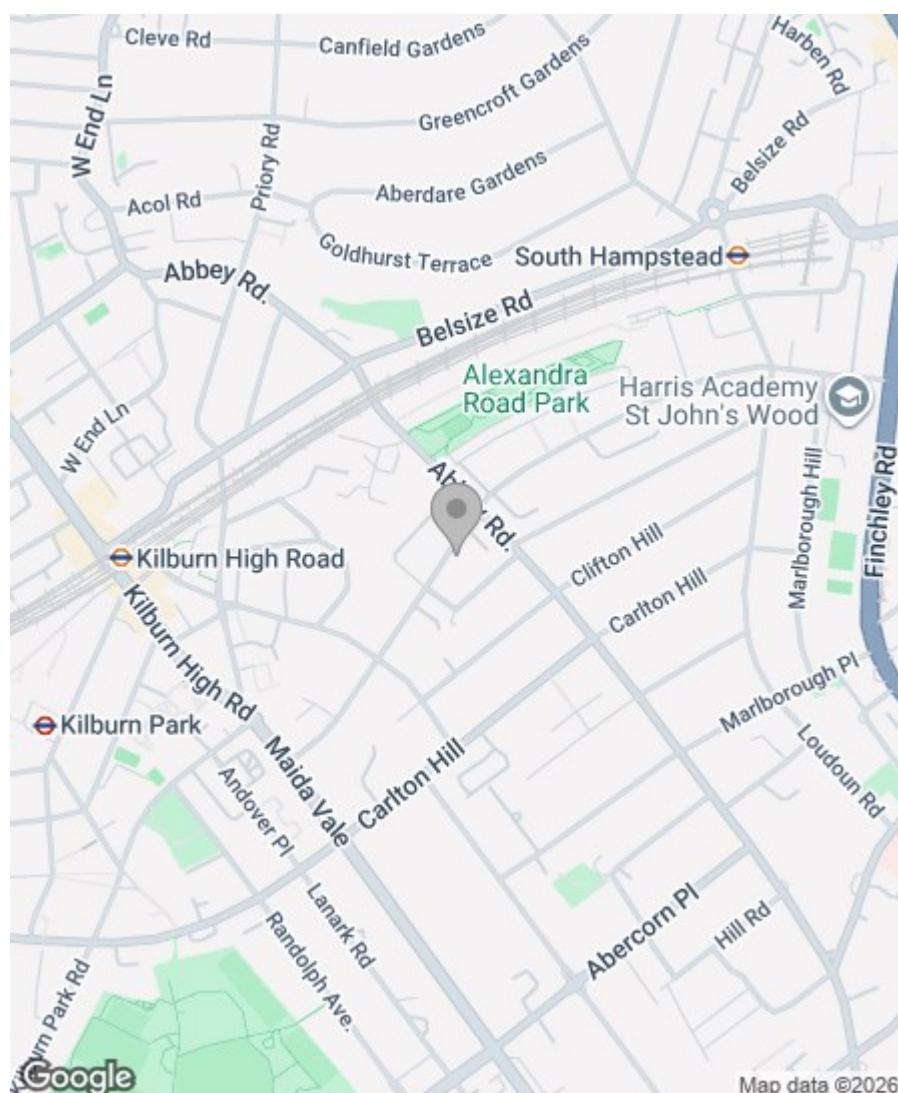
All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

Property Overview


Location	St John`s Wood, NW8
Price	£3,150 Per Month
Bedrooms	2
Bathrooms	2
Receptions	1
Council	
Tax Band	F
Furnishing	Unfurnished

Key Features

- Duplex Apartment
- 1140 SqFt
- Own Entrance
- Separate Kitchen
- Two Bathrooms
- High Ceilings
- Close to Transport Links
- Close to Shops
- AVAILABLE NOW



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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).