



## ABERCORN PLACE LONDON, NW8

£3,750 PER MONTH

This spacious split-level three-bedroom, three-bathroom apartment is set within a secure gated development in the highly sought-after St John's Wood area, close to Little Venice and Regent's Park.

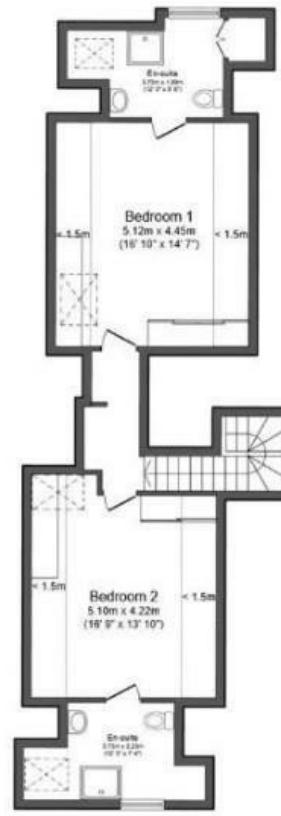
The property offers a generous reception room with access to a private patio, a separate large fully fitted kitchen and three double bedrooms, all with fitted wardrobes and excellent storage. Two of the bathrooms are en-suite, making the apartment ideal for sharers as well as families.

Residents benefit from a fantastic range of nearby cafés, bars, shops and restaurants, while superb transport links are within easy reach, including Maida Vale and Warwick Avenue underground stations (Bakerloo Line) and Paddington Station for national rail and Heathrow Express connections.

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**Ground Floor**



**First Floor**

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(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	

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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