



**20 Warner House Abercorn Place, London, NW8 9YA**  
**£2,200 Per month**

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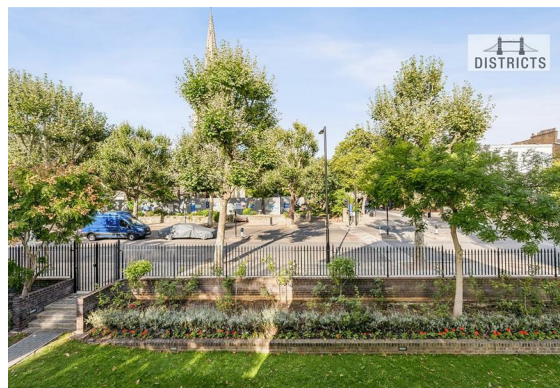
Spacious 1 bedroom property situated in a purpose-built block which forms part of a secure gated development and is in the highly sought-after St Johns Wood area. The property features a spacious reception room with private patio, a fully fitted kitchen, double bedroom with fitted wardrobe, bathroom,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

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

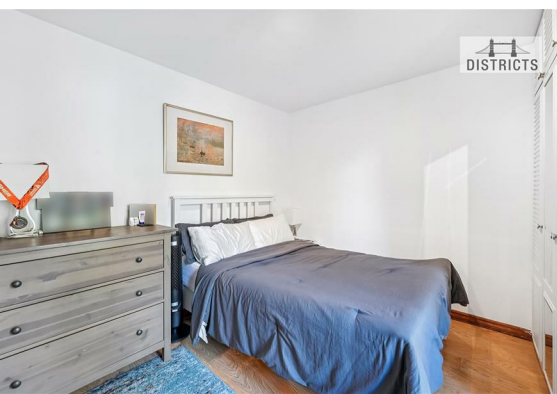
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating & Hot Water – Mains | Internet: Fttp

To check broadband and mobile phone coverage please visit Ofcom.

To check planning permission please visit Westminster Council Website, Planning & Building Control



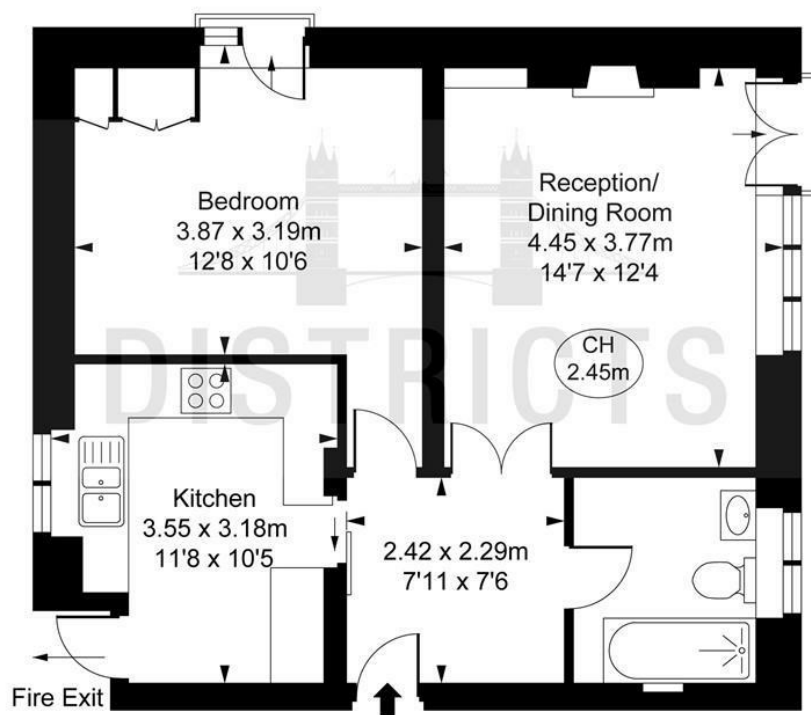






Warner House,  
St John's Wood, NW8  
Approximate Gross Internal Area  
52.19 sq m / 562 sq ft

( 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		
(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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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 firms employment has the authority to make or give any representation or warranty in respect of the property.