

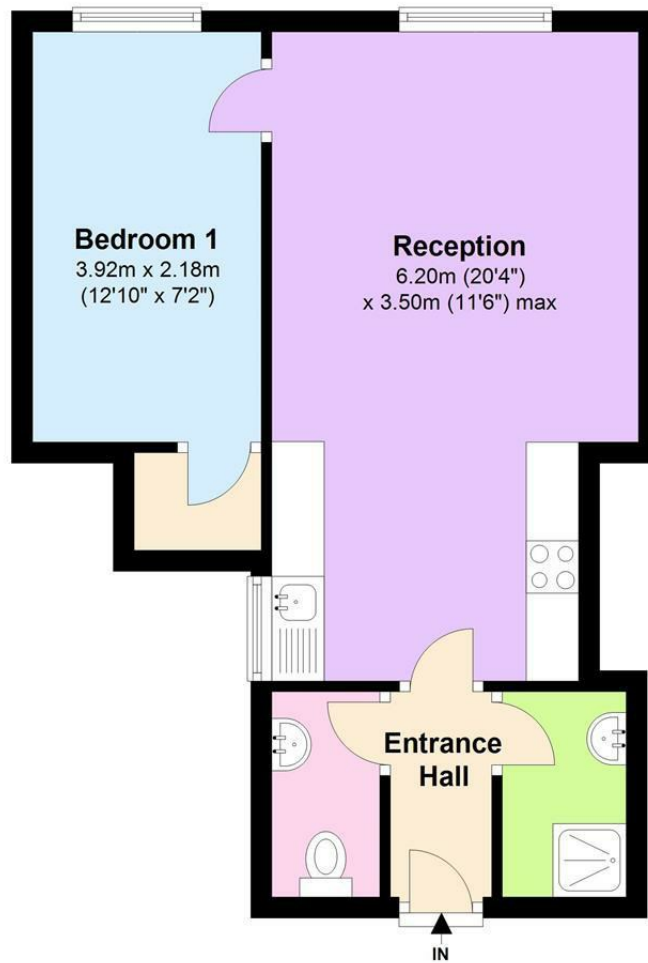


Abbey Road, St Johns Wood, NW8 £1,300 Per Month Furnished/unfurnished

With views over a picturesque cobbled mews from the reception we are delighted to offer a recently decorated one bedroom apartment on the famous Abbey Road. The apartment consists of a bright reception with wooden floors and sash window, double bedroom with sash window to rear aspect and large storage cupboard, fully fitted open plan kitchen, shower room and separate WC. Ideally located, on Abbey Road with 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. The apartment also has a variety of shops, cafes and restaurants on its doorstep with the ever popular Boundary Village being on the

Ground Floor

Approx. 37.6 sq. metres (404.6 sq. feet)



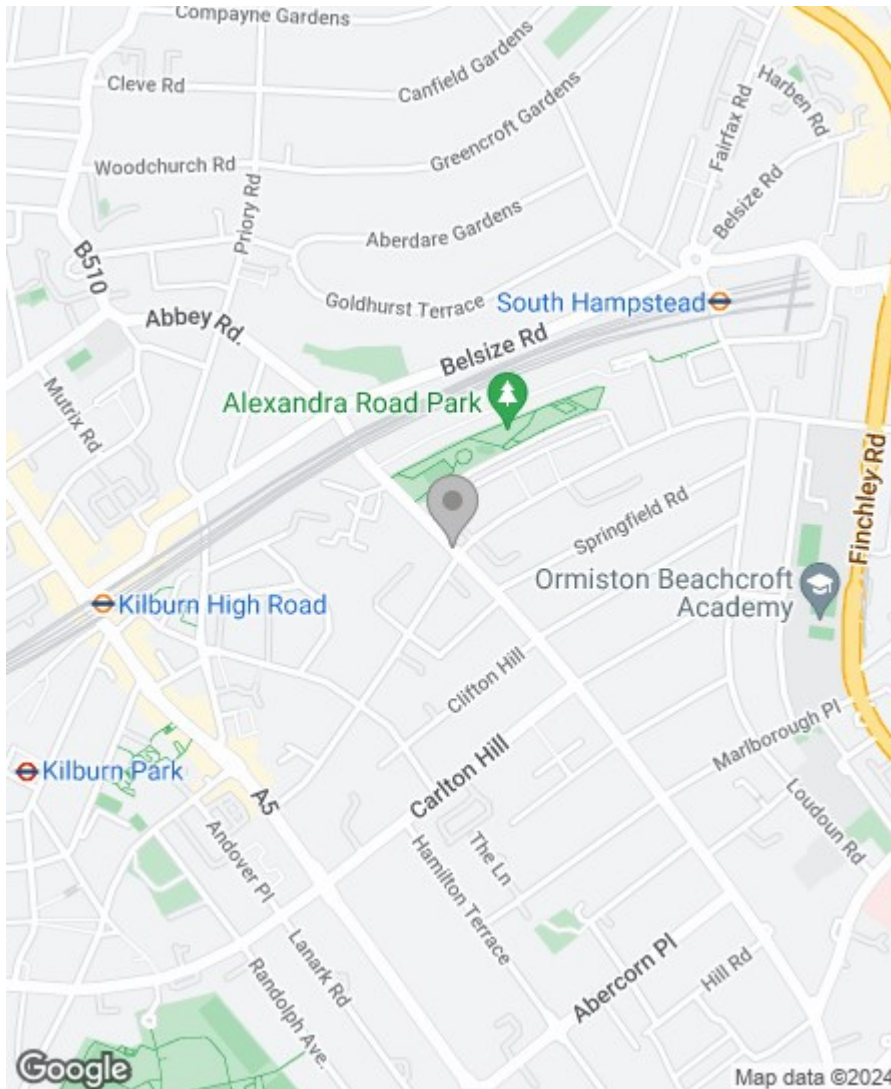
Total area: approx. 37.6 sq. metres (404.6 sq. feet)

Property Overview

Location	St John's Wood, NW8
Price	£1,300 Per Month
Bedrooms	1
Bathrooms	1
Receptions	1
Council	Westminster
Tax Band	E
Furnishing	Furnished/unfurnished

Key Features

- 1 Bedroom
- Bathroom
- Overlooking Mews
- Big Kitchen
- Close to Transport Links
- Great Location
- Period Conversion



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		
	68	73

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	63	69

England & Wales

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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).

