Belgrave Gardens, St Johns Wood, NW8 £499,000 Subject to contract

A great opportunity to live within a short stroll to the Boundary Road shops, bars, restaurants and the famous Abbey Road studios. The apartment with its own private entrance, is situated on the lower ground floor and comprises a reception room to the front of the property with wooden floors leading to a fully fitted kitchen, two double bedrooms, family bathroom and direct access to the rear patio garden. Belgrave Gardens is a very popular road located just off Abbey Road therefore offering a great selection of shops, cafes and convenience stores. Abbey Road offers good bus links (139 to Baker Street) and St John's Wood (Jubilee Line) and South Hampstead (overground to Euston) all within a short walk.

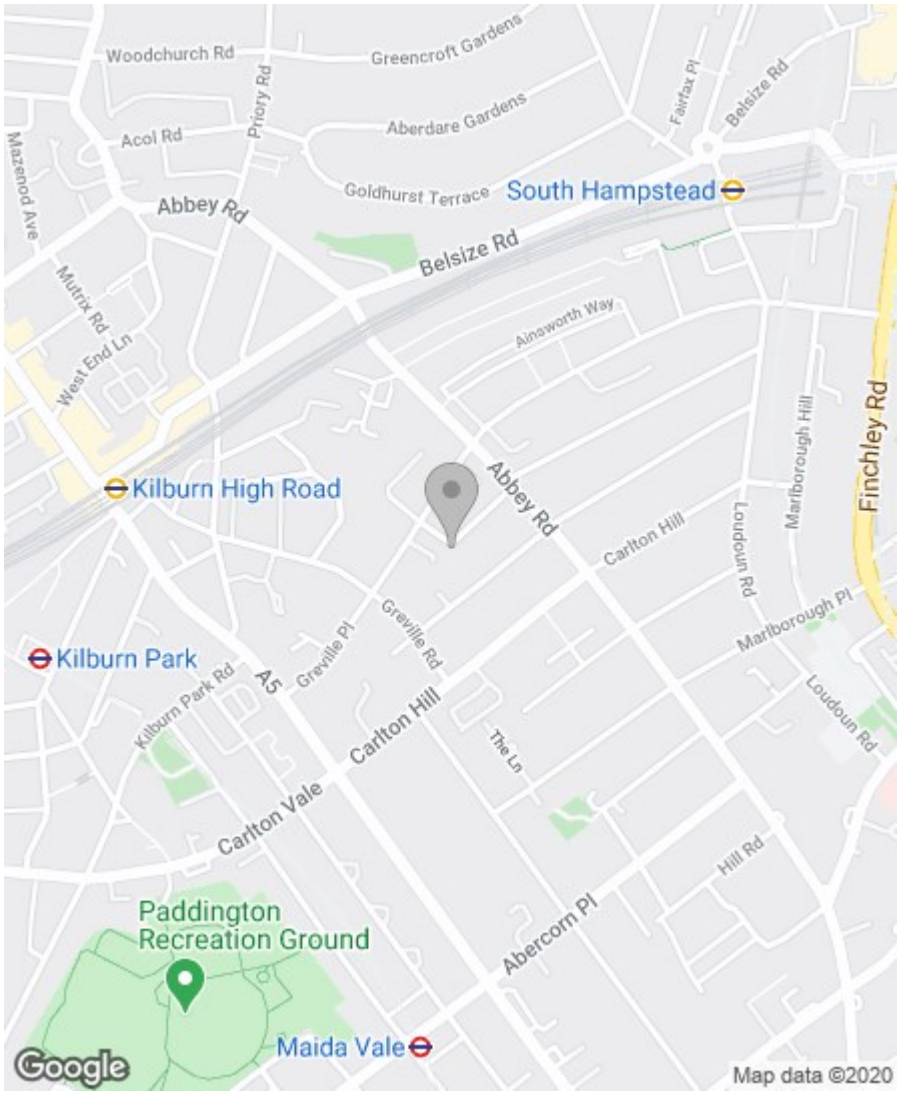
TOTAL APPROX. FLOOR AREA 46.9 SQ.M. (505 SQ.FT.)

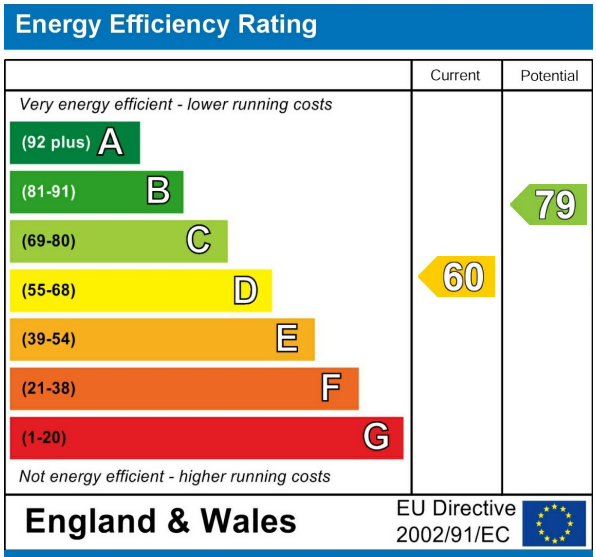
Property Overview

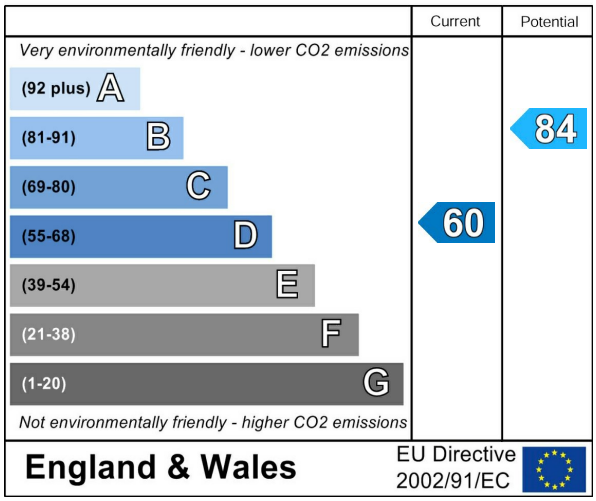
Location	St Johns Wood, NW8
Price	Asking Price £499,000
Bedrooms	2
Bathrooms	1
Receptions	1
Tenure	Leasehold - Share of Freehold
Council	Westminster
Tax Band	D
Current Ground Rent	
Service Charge	
Term	

Key Features

- 2 Bedrooms
- Bathroom
- Period Conversion
- Own Entrance
- Separate Kitchen
- Access to Patio Garden
- Close to Transport Links
- Chain Free







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).

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