



## Abercorn Place, St John's Wood, NW8 £280,000 Subject to contract

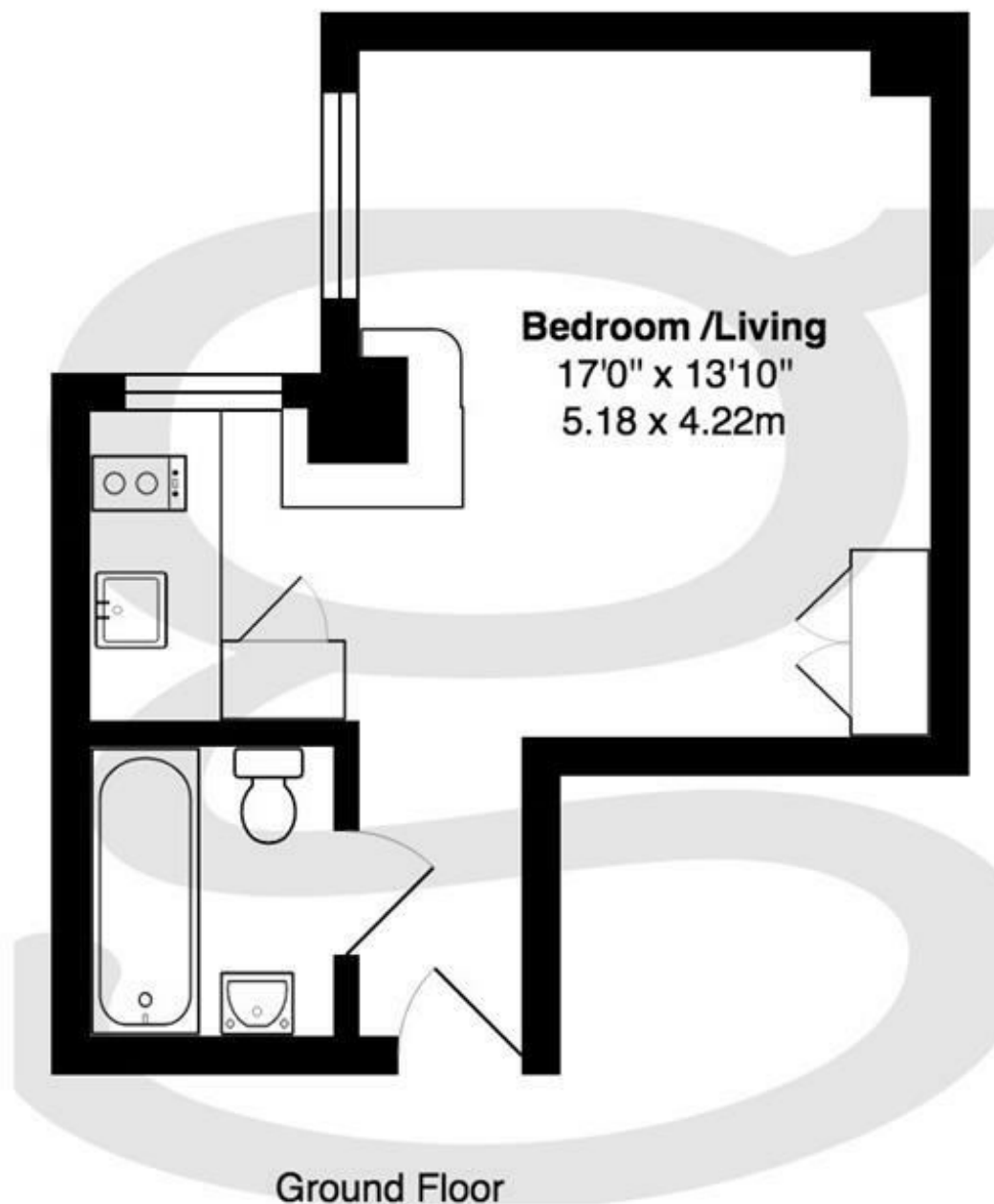
Set within this prestigious building with a 24-hour concierge desk and located a short walk to St John's Wood Tube, this apartment must be seen.

Just redecorated by the current owner it comprises a bright studio room with wooden floors and a large window overlooking the communal gardens, a fully fitted kitchen semi-open plan to the reception, and a 3-piece bathroom.

Communal heating and hot water are included in the service charge. Communal bike store.

Abercorn Place is ideally located between both St John's Wood (Jubilee Line) and Maida Vale (Bakerloo Line) as well as a great selection of shops and bus links on your doorstep.





**Abercorn Place St Johns Wood NW8**

**Total Area: 248 ft<sup>2</sup> ... 23.1 m<sup>2</sup>**

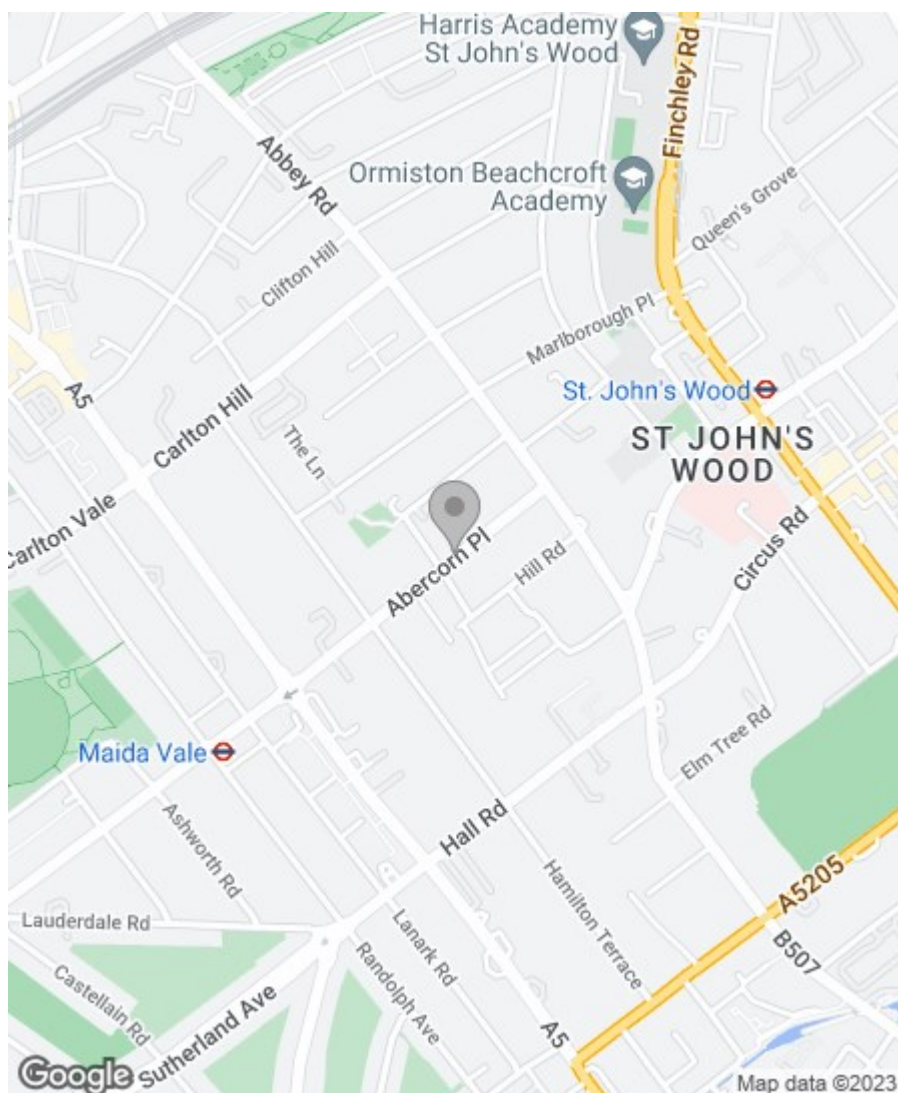
Floor plans are for identification guideline purposes only , not to scale  
compliant with the RICS code of measuring practice

## Property Overview

<b>Location</b>	St John's Wood, NW8
<b>Price</b>	Asking Price £280,000
<b>Bedrooms</b>	0
<b>Bathrooms</b>	1
<b>Receptions</b>	1
<b>Tenure</b>	Leasehold
<b>Council</b>	Westminster
<b>Tax Band</b>	A
<b>Current Ground Rent</b>	£95 Per Annum
<b>Service Charge</b>	£3242.08 Per Annum
<b>Term</b>	Leasehold - 125 years from 25/12/1992

## Key Features

- Communal Heating/Hot Water
- Wooden Floors
- Communal Garden
- Fitted Kitchen
- Bathroom with shower
- 24hr Porter
- Studio Apartment
- Great Location
- Close to Transport Links
- Chain Free



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

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

**England & Wales**

EU Directive  
2002/91/EC



**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).

