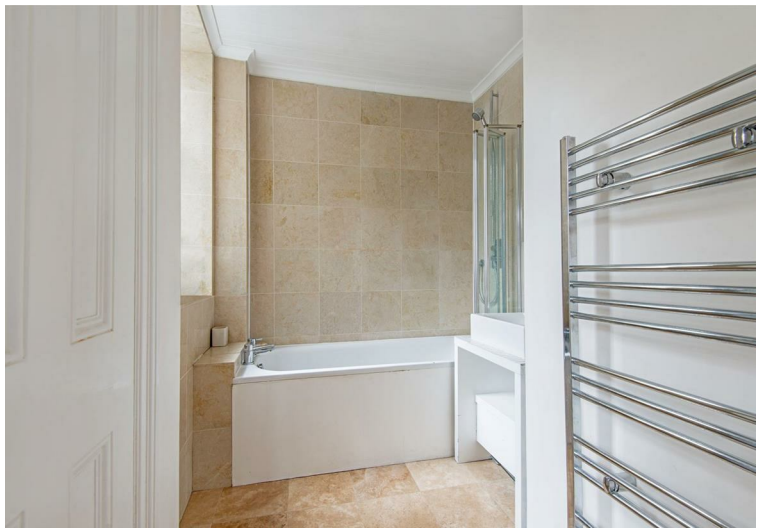


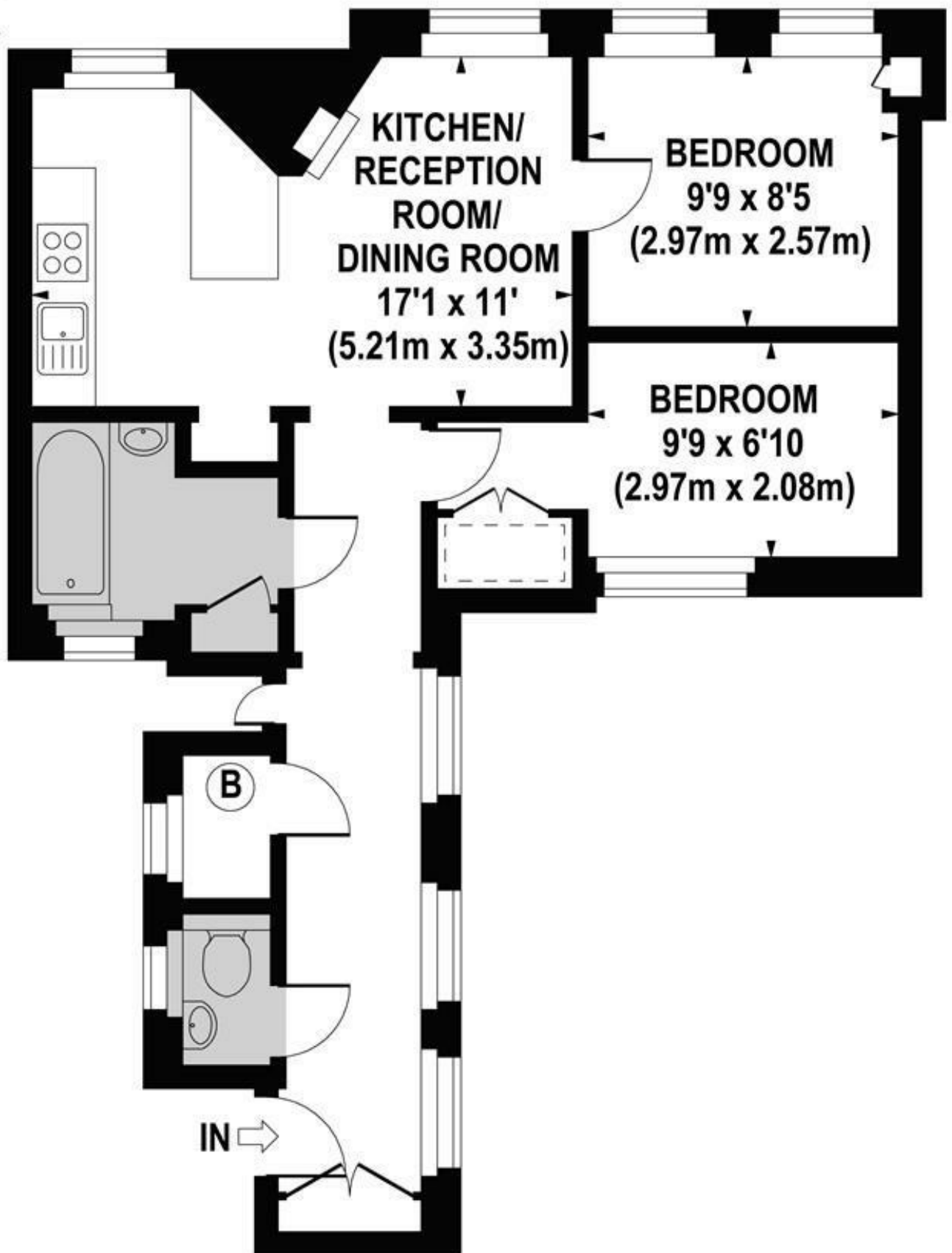
## Abercorn Place, St Johns Wood, NW8 £625,000 Subject to contract

A well presented apartment situated within this sought after small purpose built block located between Hamilton Terrace and Abbey Road. The apartment is located on the third floor and comprises a an open plan kitchen/reception room, two bedrooms, bathroom, guest cloakroom and ample storage. Further benefits include a passenger lift and a communal garden. Abercorn Place is conveniently located within half a mile of both Maida Vale (Bakerloo line) and St John's Wood (Jubilee line) tube stations.



# ABERCORN MANSIONS, ABERCORN PLACE, NW8 9DY

Approx. Gross Internal Floor Area 567 sq ft. / 53 sq.m



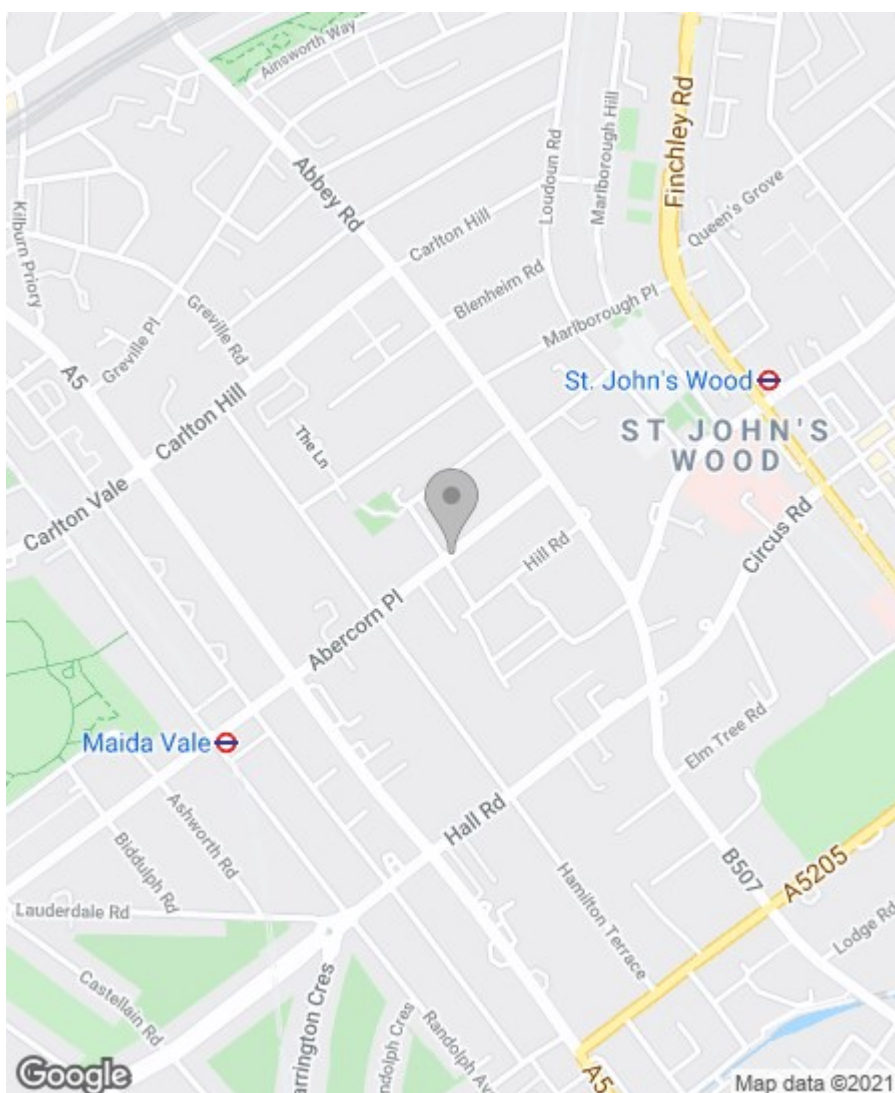
## THIRD FLOOR

## Property Overview

<b>Location</b>	St Johns Wood, NW8
<b>Price</b>	Asking Price £625,000
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Receptions</b>	1
<b>Tenure</b>	Leasehold - Share of Freehold
<b>Council</b>	Westminster
<b>Tax Band</b>	D
<b>Current Ground Rent</b>	TBC
<b>Service Charge</b>	Approx £2500 Per Annum
<b>Term</b>	Share of Freehold - 999 years from 10/10/1975

## Key Features

- 2 Bedrooms
- Bathroom
- Guest Cloakroom
- Communal Gardens
- Mansion Block
- Great Location
- Close to Transport Links
- Passenger Lift



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

## England & Wales

EU Directive  
2002/91/EC



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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

## 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).

