

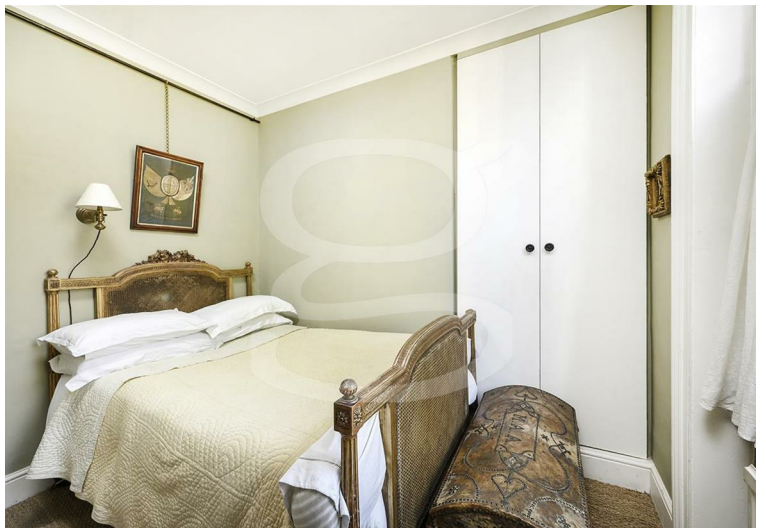


Boundary Road, St Johns Wood, NW8 £425,000 Subject to contract

A beautiful apartment boasting period features and full height sash windows to the reception room, creating a bright and airy living space in the Heart of St Johns Wood.

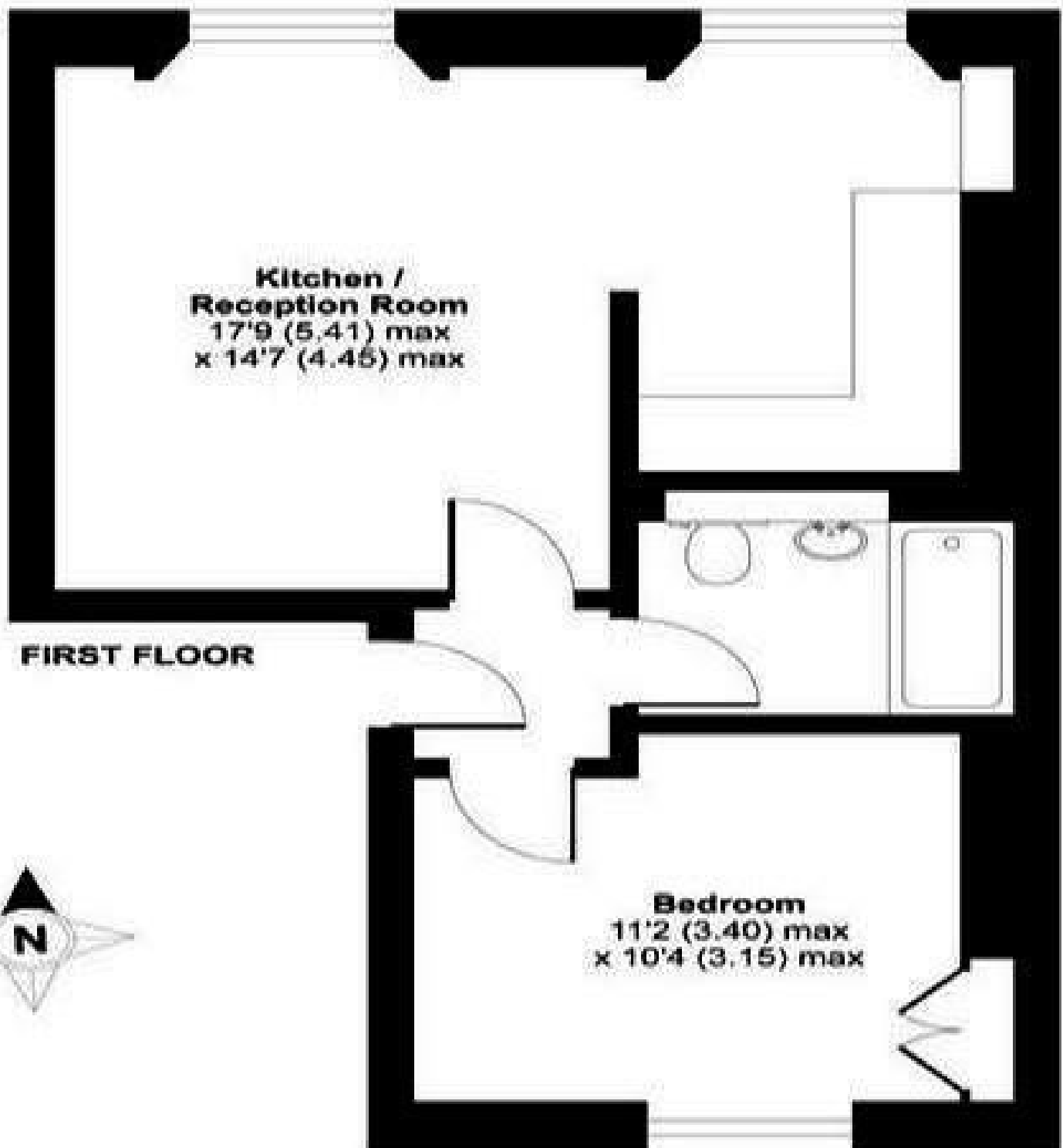
The property of circa 410 sq ft (38 sq m) offers a well-designed and proportioned one-bedroom apartment in the ever-popular Boundary Road, just off Abbe Road.

Arranged as a spacious reception room with high ceilings and a floor-to-ceiling sash window, opening to a fully equipped kitchen with a second floor-to-ceiling sash window, which together brings an abundance of light into the living areas. It further offers a family bathroom and double bedroom to the rear aspect.



Boundary Road, London, NW8

APPROX. GROSS INTERNAL FLOOR AREA 410 SQ FT 38 SQ METRES



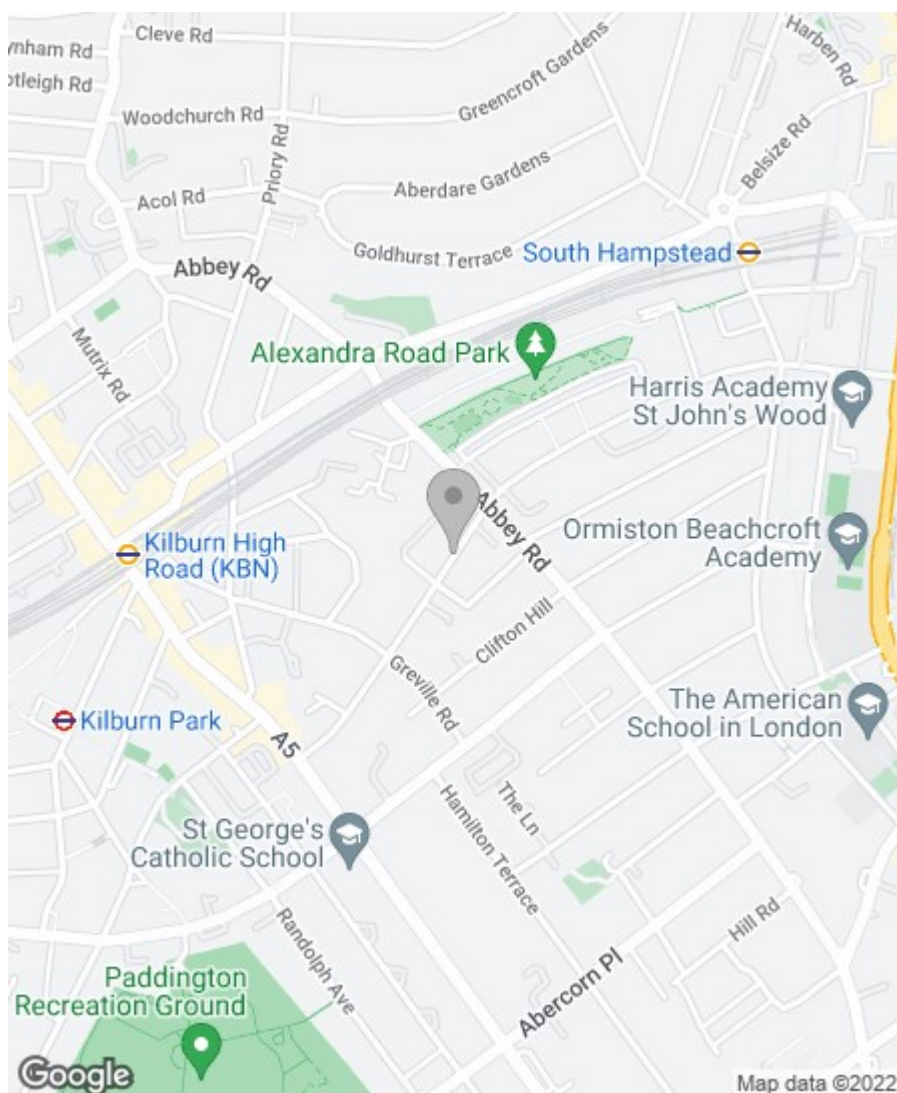
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Property Overview

Location	St Johns Wood, NW8
Price	£425,000
Bedrooms	1
Bathrooms	1
Receptions	1
Tenure	Leasehold
Council	City of Westminster
Tax Band	D
Current Ground Rent	TBC
Service Charge	Approx £xxx per annum
Term	Leasehold - Approx 176 Years Remaining

Key Features

- Very Well presented one bedroom
- High Ceilings and Period Features
- Chain Free
- First Floor
- Long lease
- Popular location
- Close Transport Links



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(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



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		

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).

