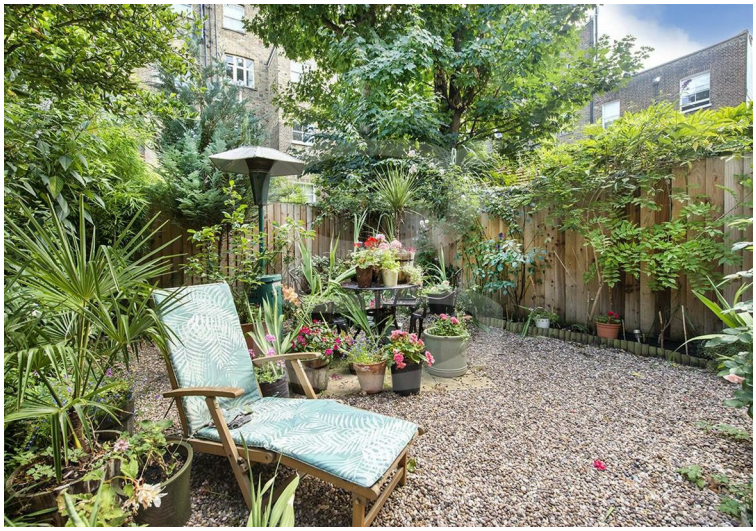
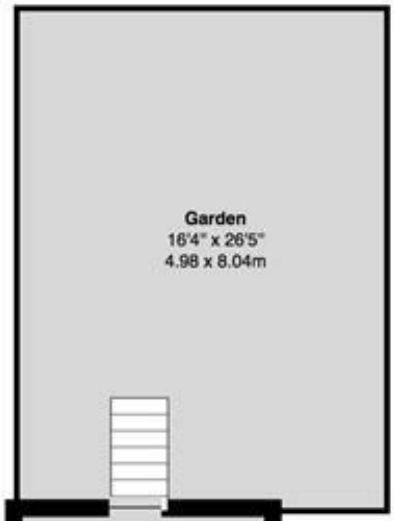
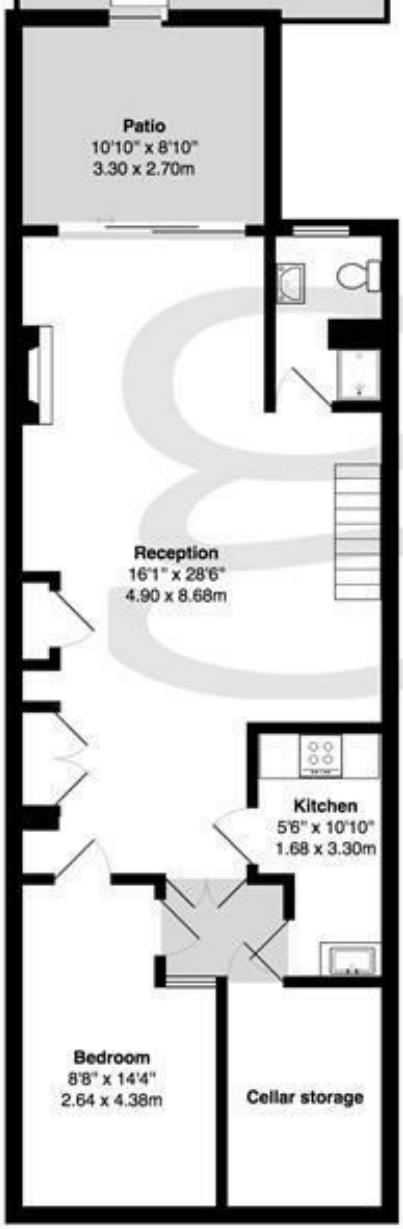


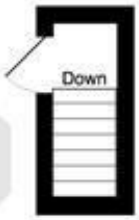
Boundary Road, St John's Wood, NW8 £530,000 Subject to contract

A wonderful garden apartment of circa 680 sq ft (63.2 sq m) with the potential to extend and create into a 2 bedroom ! (STPP)The property currently comprises of a large, bright reception room leading out to a beautiful private south facing patio garden, a separate kitchen, wooden floors throughout, a double bedroom and shower room. The ever-popular Boundary Road, fondly known as Boundary Village to locals, is located just off Abbey Road with a superb selection of quality cafes, restaurants and convenience stores on your doorstep. Ideally located for amenities with Abbey Road 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.





Lower Ground floor



Ground floor

Boundary Road St Johns Wood NW8

Total Area: 680 ft² ... 63.2 m² (excluding patio, garden cellar storage)

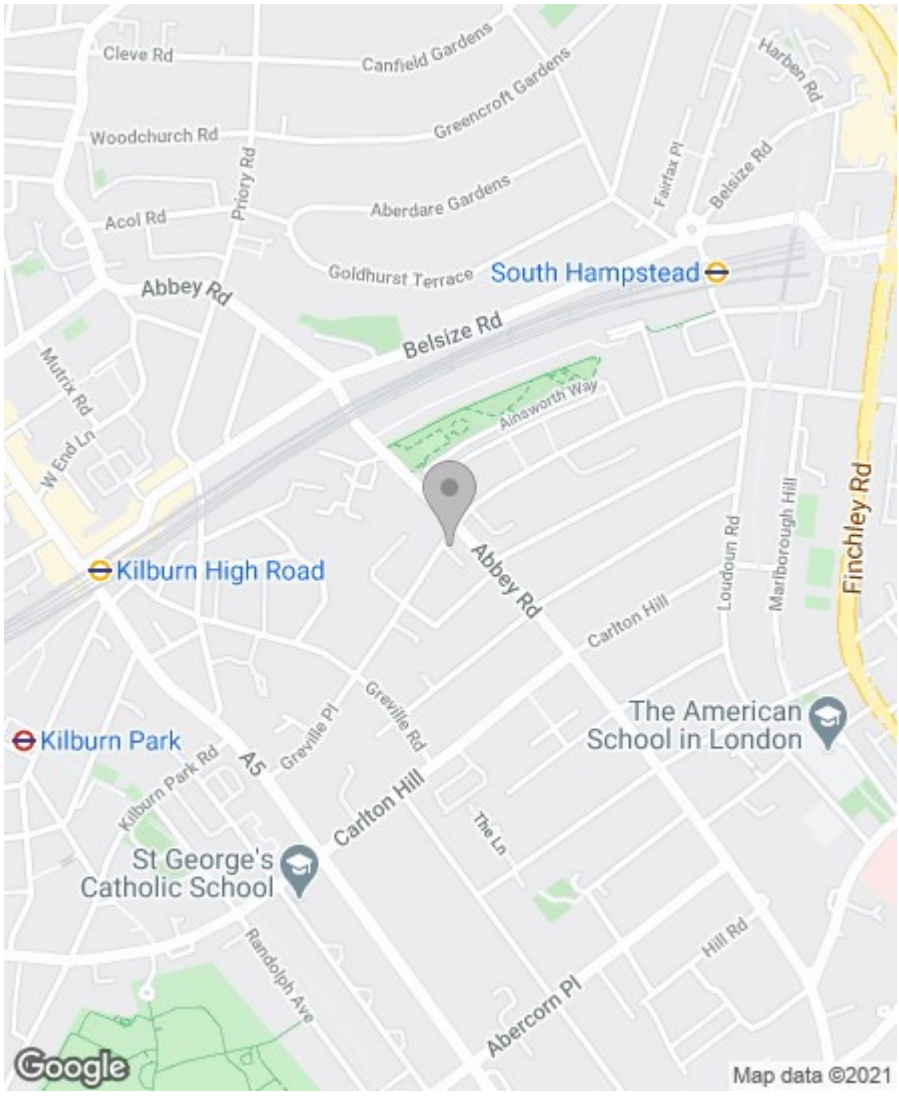
Floor plans are for identification and guideline purposes only, not to scale.
Compliant with the RICS code of measuring p

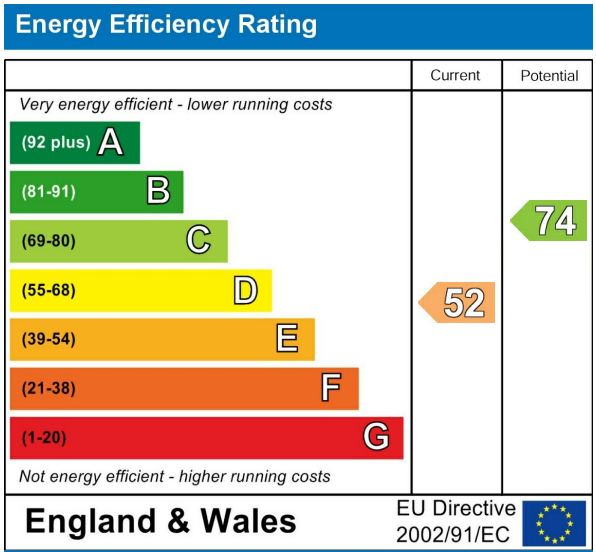
Property Overview

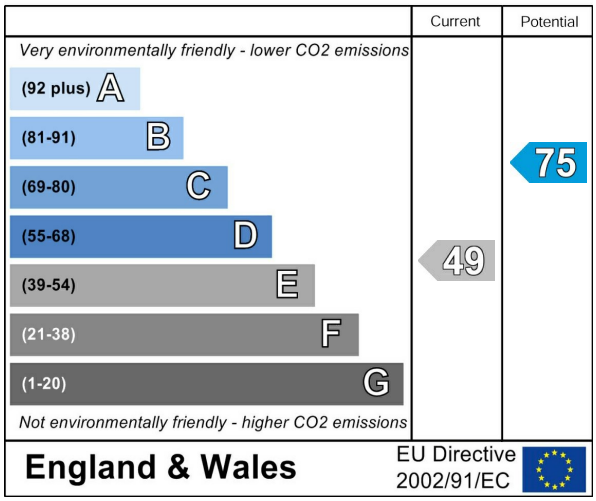
Location	St John's Wood, NW8
Price	Asking Price £530,000
Bedrooms	1
Bathrooms	1
Receptions	1
Tenure	Leasehold
Council	Westminster
Tax Band	C
Current Ground Rent	Approx £100 Per Annum
Service Charge	Approx £300 Per Annum
Term	Approx 962 Years Remaining

Key Features

- Private Garden
- Reception Room
- Separate Kitchen
- Wooden Floors
- Shower Room
- 1 Bedroom
- Great Location
- Close to Amenities
- Close to Transport Link
- 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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