



## **Aberdeen Place, St John's Wood, NW8 £3,450 Per Month Furnished/unfurnished**

Very well located, in excellent order, and boasting a private balcony and two bathrooms

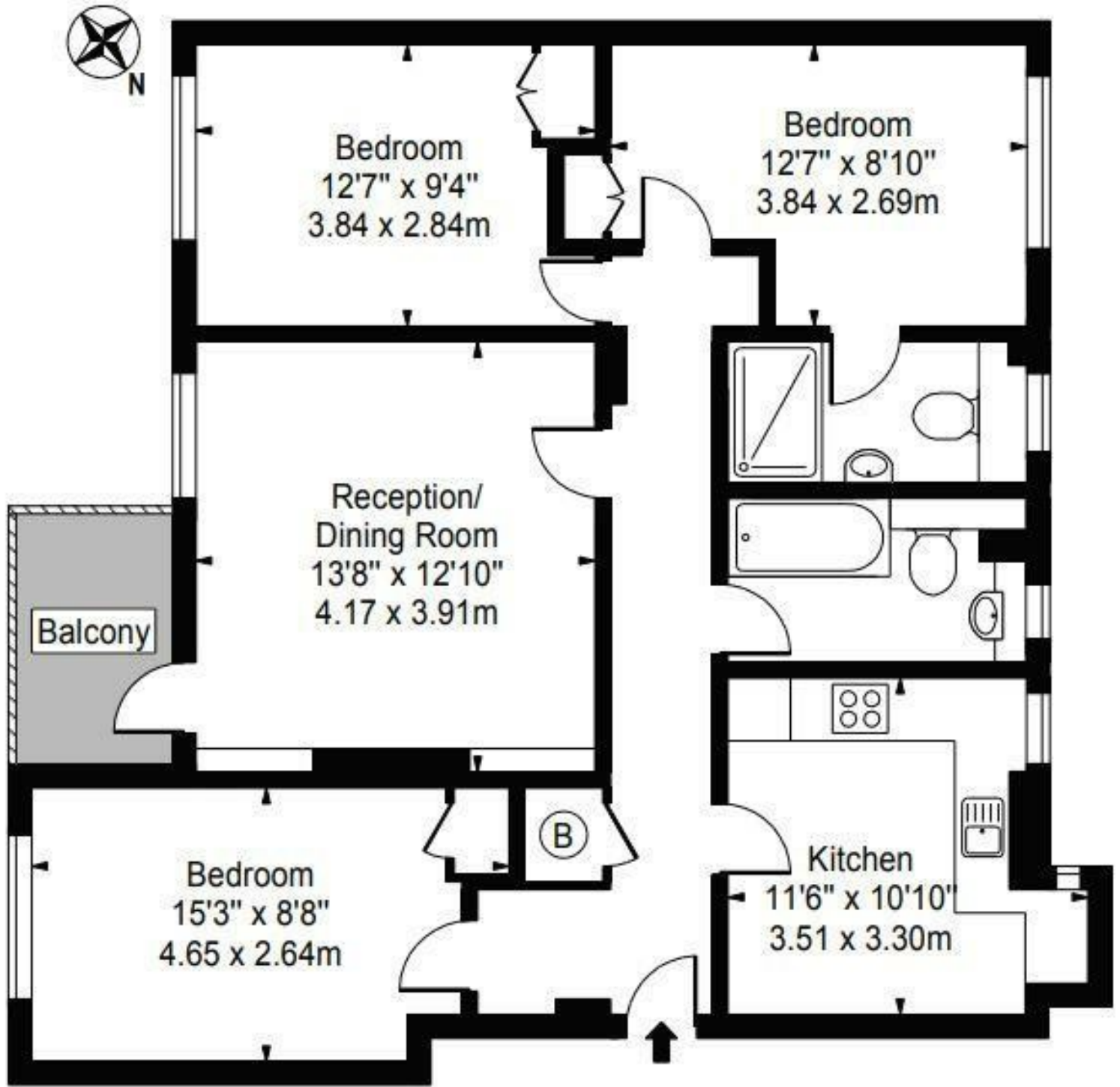
The apartment is situated on the second floor and comprises a bright and spacious reception room with a private balcony, a modern fitted eat in kitchen, three double bedrooms and two bathrooms. The flat has just been recently redecorated.

Poynter House is a popular ex-local authority block ideally located close to numerous shops, restaurants and the newly launched Crockers Folly Public House and Restaurant . Transport Links are excellent with both Maida Vale ( Bakerloo ) and St John's Wood ( Jubilee ) underground stations being within a short walk. Access into London's West End is easily accessible.



# Poynter House, NW8

Approx. Gross Internal Area 877 Sq Ft - 81.48 Sq M



## Second Floor

For Illustration Purposes Only - Not To Scale

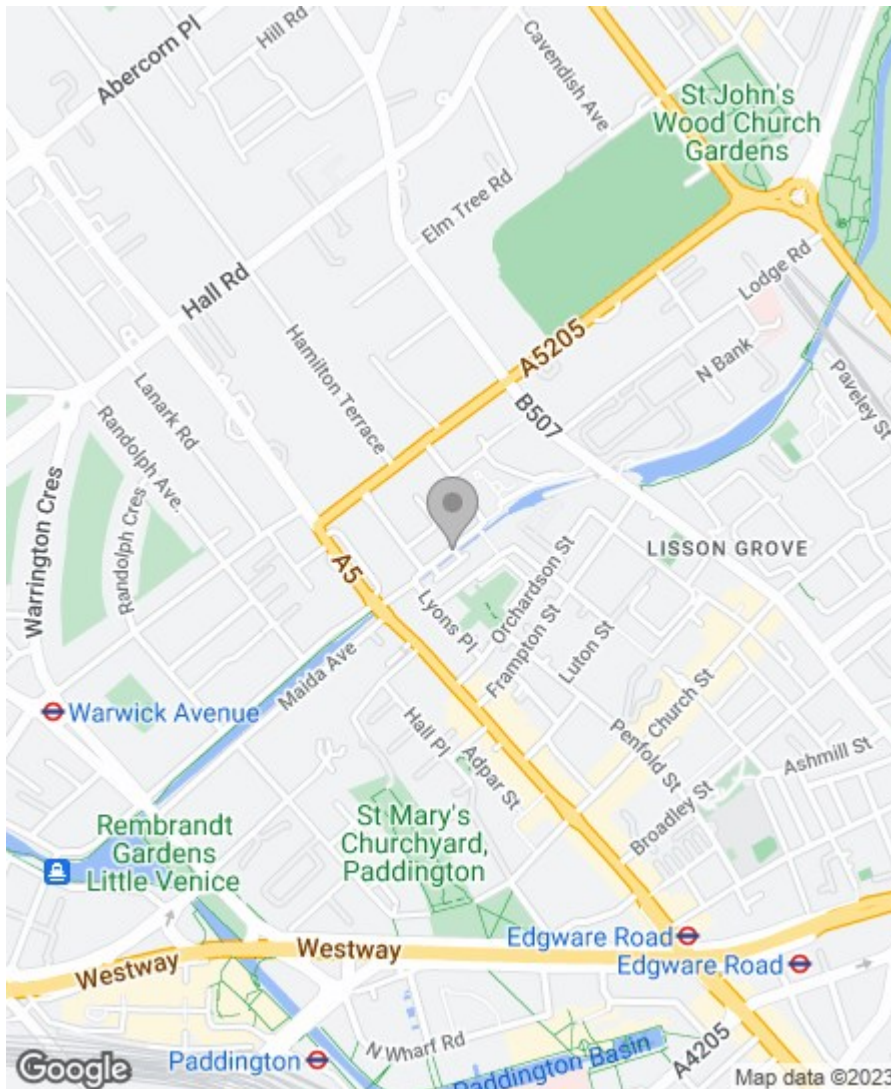
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## Property Overview

|            |                       |
|------------|-----------------------|
| Location   | St John's Wood, NW8   |
| Price      | £3,450 Per Month      |
| Bedrooms   | 3                     |
| Bathrooms  | 2                     |
| Receptions | 1                     |
| Council    | Westminster           |
| Tax Band   | D                     |
| Furnishing | Furnished/unfurnished |

## Key Features

- 3 Bedrooms
- 2 Bathrooms
- Private Balcony
- Separate Kitchen
- Great Location
- Available now
- Close to Transport Links
- Close to LBS



## Energy Efficiency Rating

|   | Current   | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>83</b> |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            | <b>47</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>  |           | <b>70</b> |
| (55-68) <b>D</b>  |           |           |
| (39-54) <b>E</b>  | <b>47</b> |           |
| (21-38) <b>F</b>  |           |           |
| (1-20) <b>G</b>   |           |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |           |

**England & Wales**

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**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).