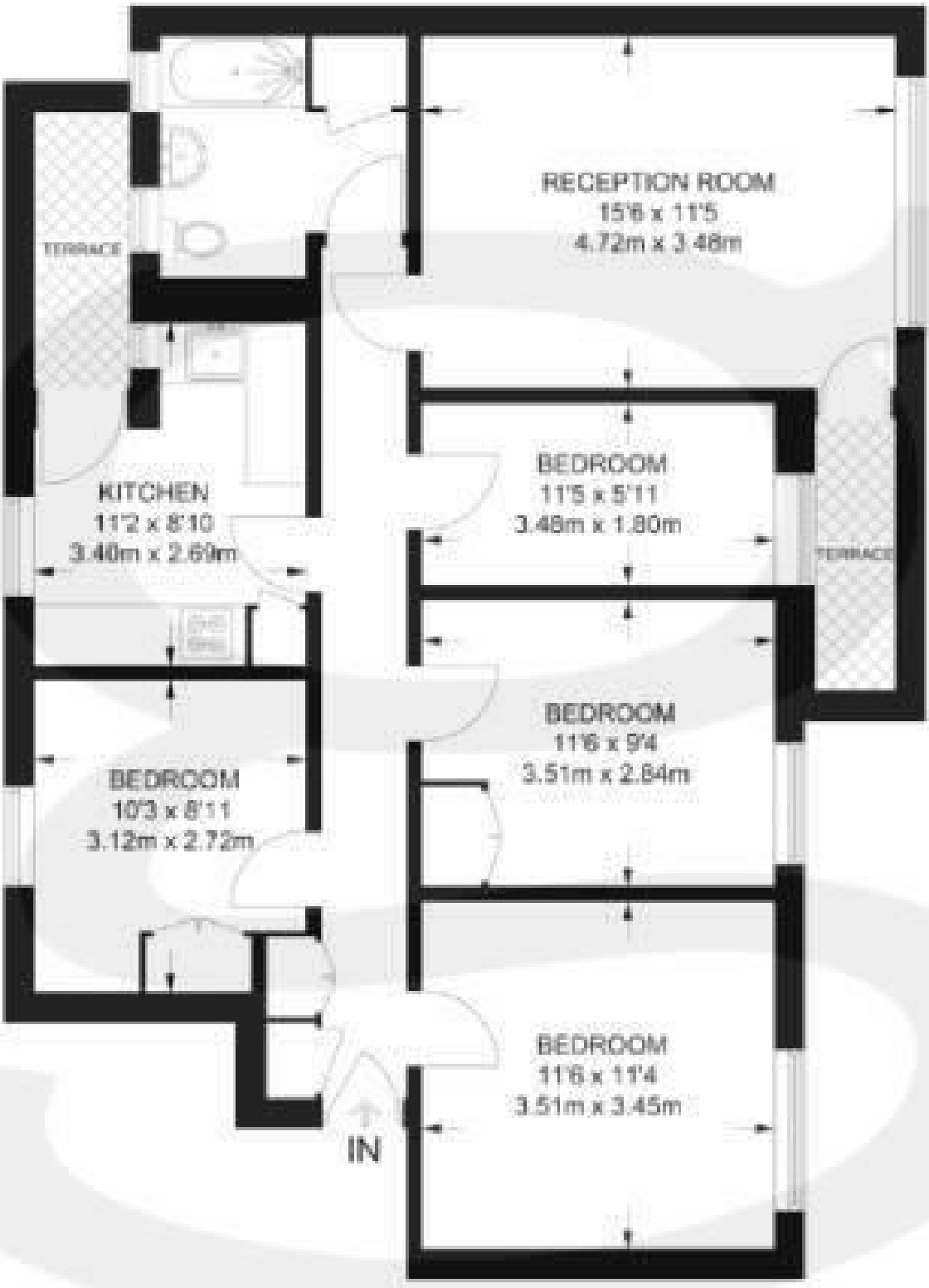
Boundary Road, St John's Wood NW8 £550,000 Subject to contract

We are pleased to offer this bright 4 bedroom property ideally located on Boundary Road in St Johns Wood.

Located on the 1st floor the property comprises a separate kitchen with balcony, reception overlooking communal gardens with private balcony, wooden floors and feature fireplace. The property comprises of 3 double bedrooms and a smaller single bedroom. Additionally there is a modern family bathroom and Guest WC.

Close to Swiss Cottage (Jubilee Line), South Hampstead (Overground to Euston) and a short walk to Finchley Road (Metropolitan line) and the numerous Buses available from Finchley Road and Swiss Cottage. The 02 centre and cinema complex and Supermarkets are within easy walk.



FIRST FLOOR
GROSS INTERNAL FLOOR AREA 807 sqft (75 sq m)

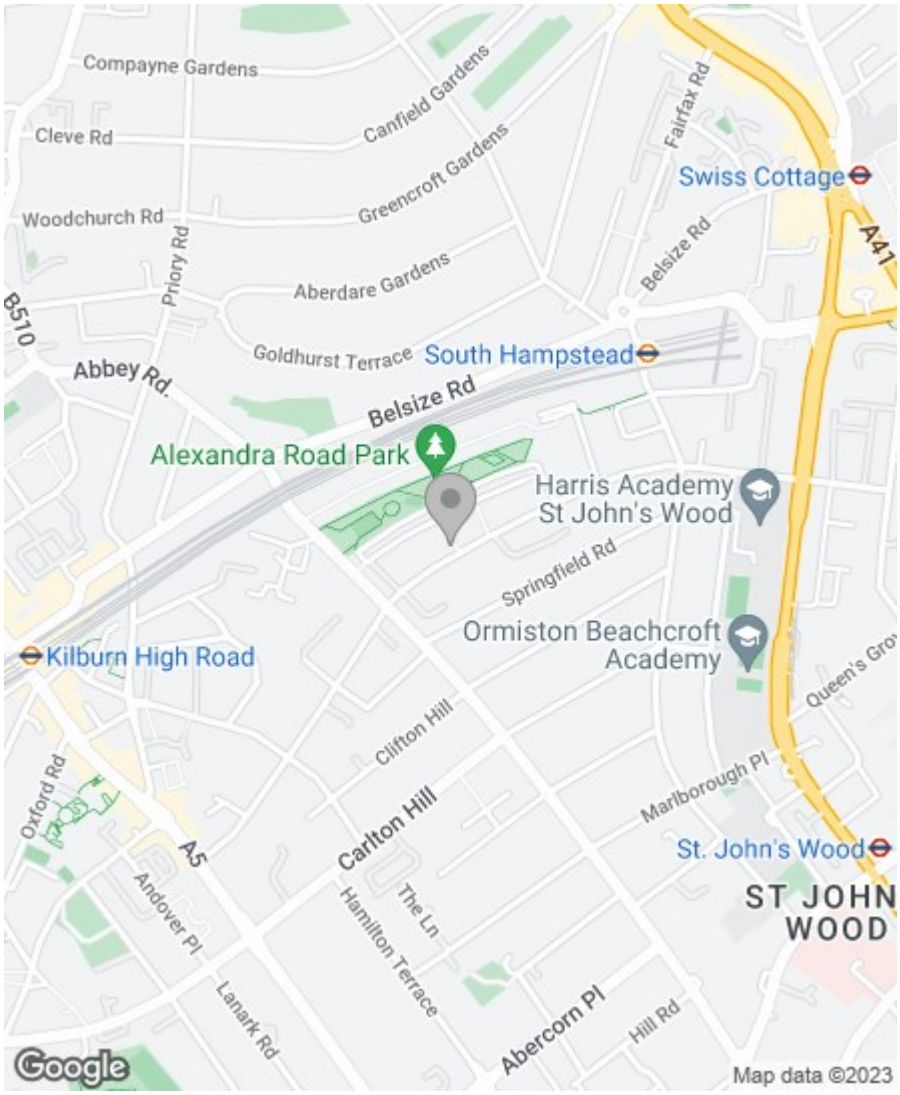
Floorplans are for identification and guideline purpose only not to scale.
Complaint with RICS code of measuring practe

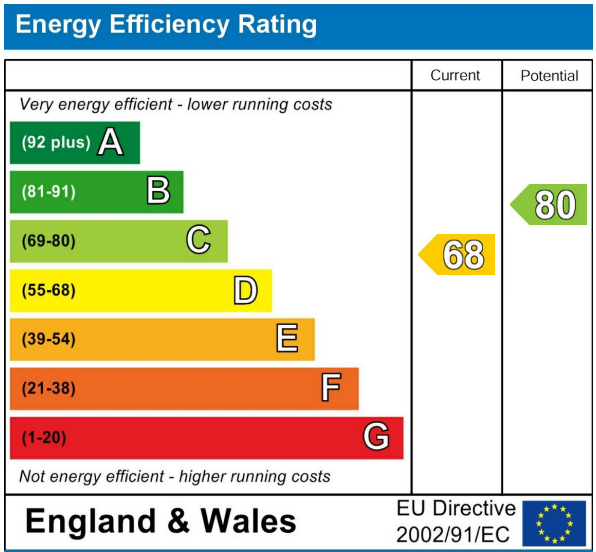
Property Overview

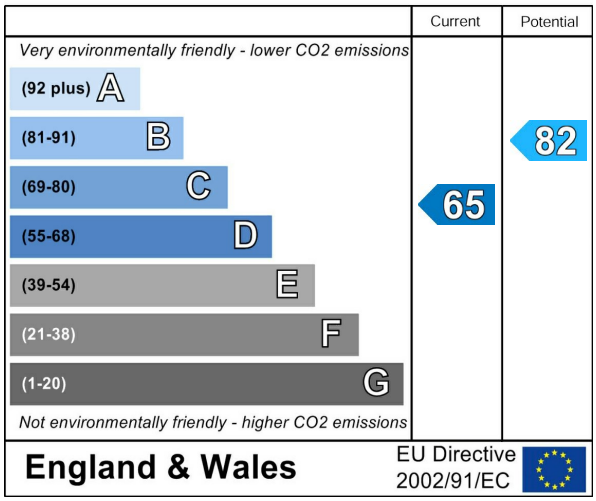
Location	St John's Wood, NW8
Price	Asking Price £550,000
Bedrooms	4
Bathrooms	1
Receptions	1
Tenure	Leasehold
Council	Camden
Tax Band	D
Current Ground Rent	125 years from 16/04/2001
Service Charge	£10 pa
Term	TBC

Key Features

- 2 balconies
- 4 bedrooms
- 3 doubles
- 1 single
- Wooden floors
- Great location
- Communual Garden
- Separate Kitchen







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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