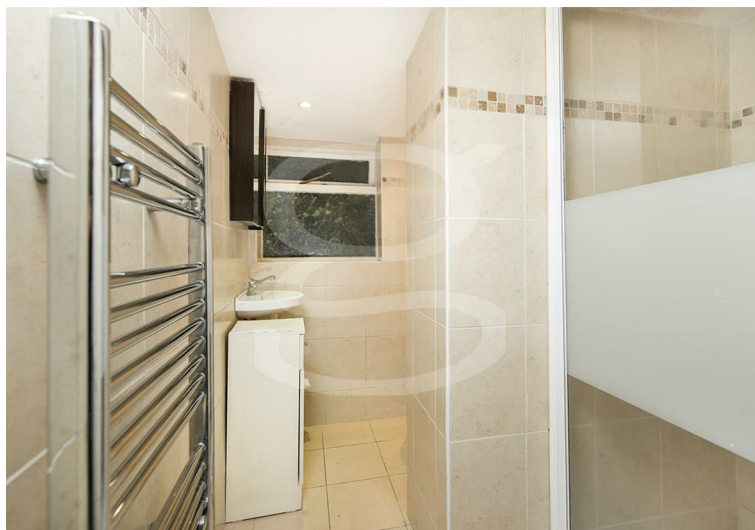
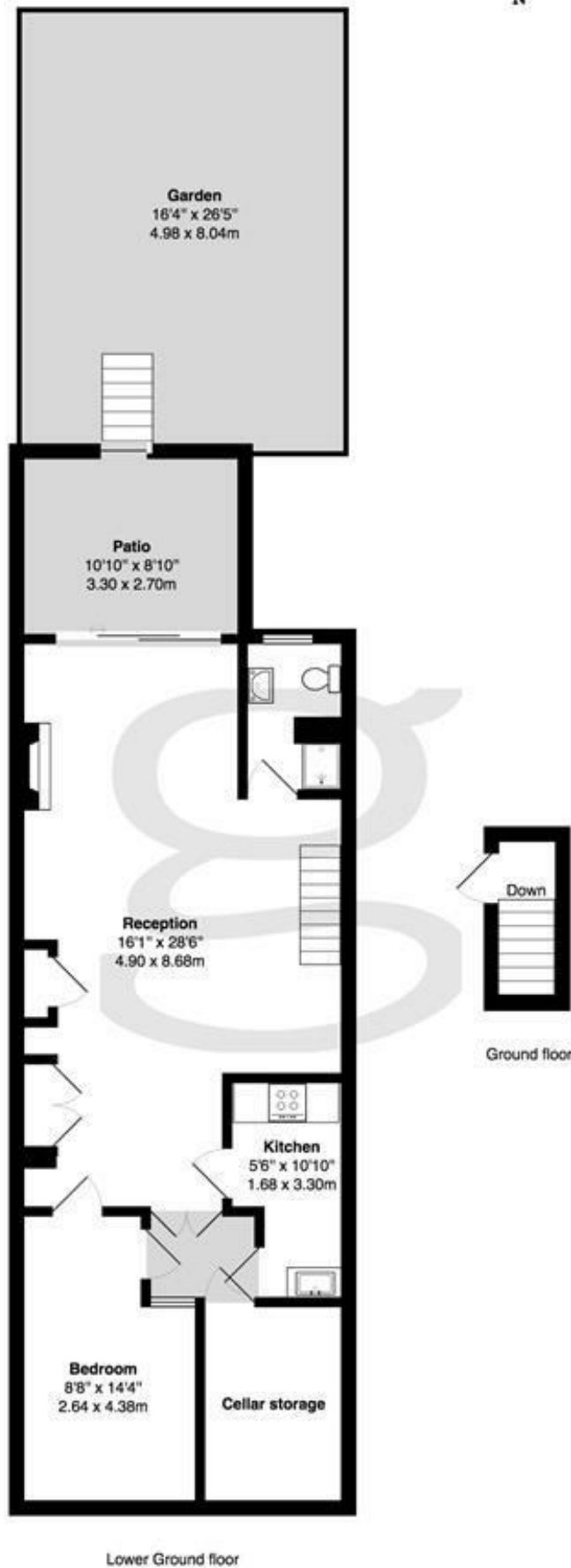


## Boundary Road, St John's Wood, NW8 £530,000 Subject to contract

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.





Boundary Road St Johns Wood NW8

Total Area: 680 ft<sup>2</sup> ... 63.2 m<sup>2</sup> (excluding patio, garden cellar storage)

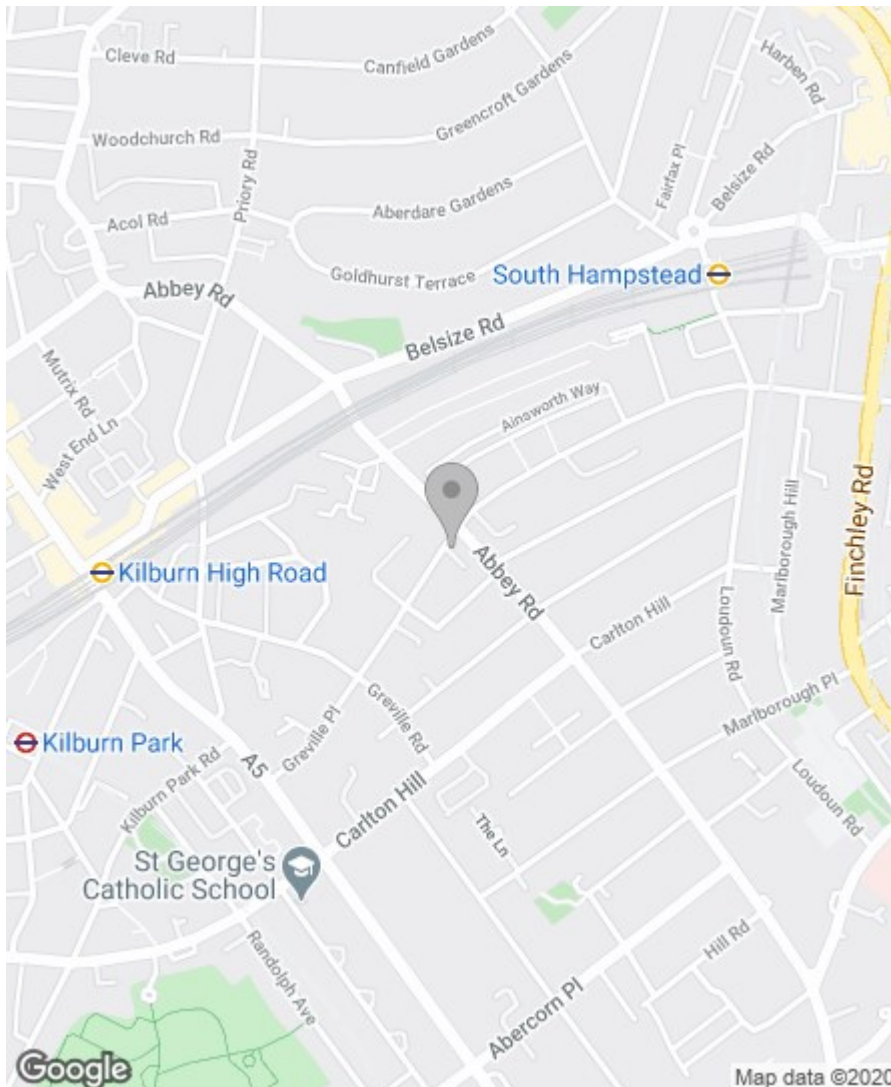
Floor plans are for identification and guideline purposes only, not to scale.  
Compliant with the RICS code of measuring p

## Property Overview

|                            |                            |
|----------------------------|----------------------------|
| <b>Location</b>            | St John's Wood, NW8        |
| <b>Price</b>               | Asking Price £530,000      |
| <b>Bedrooms</b>            | 1                          |
| <b>Bathrooms</b>           | 1                          |
| <b>Receptions</b>          | 1                          |
| <b>Tenure</b>              | Leasehold                  |
| <b>Council</b>             | Westminster                |
| <b>Tax Band</b>            | C                          |
| <b>Current Ground Rent</b> | Approx £100 Per Annum      |
| <b>Service Charge</b>      | Approx £300 Per Annum      |
| <b>Term</b>                | 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



## Energy Efficiency Rating

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 74        |
| (55-68) <b>D</b>                            | 52      |           |
| (39-54) <b>E</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>  |         | 75        |
| (55-68) <b>D</b>  | 49      |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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).

