

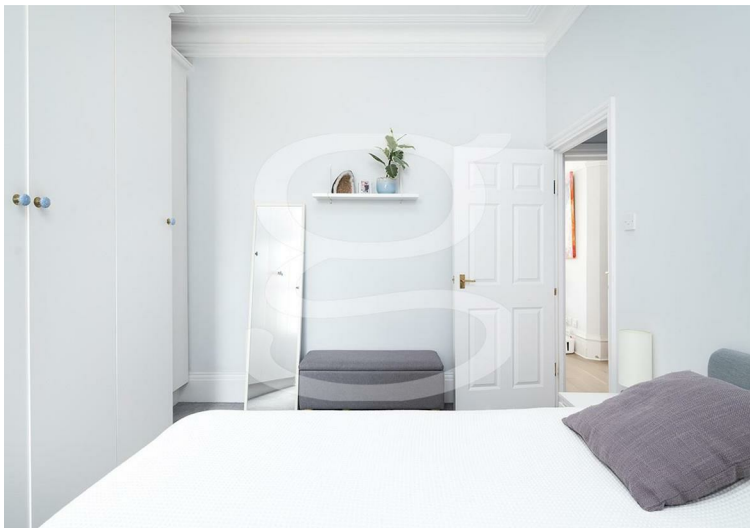
Belgrave Gardens, St John's Wood NW8 £675,000 Subject to contract

Explore a luxurious 2-bedroom, 1-bathroom apartment in a prestigious mansion block in St. John's Wood. Positioned on the third floor, this spacious residence covers circa 750 square feet, providing ample room and abundant natural light.

Upon entering, the generously sized reception room takes centre stage, bathed in sunlight through large bay windows that frame views of Belgrave Gardens. Additionally, you'll find two inviting bedrooms, a large bathroom and an additional guest WC for added convenience.

Adjacent to the reception area, your private balcony offers views of Belgrave Gardens. The apartment further boasts a separate fully equipped kitchen.

Nestled within the urban landscape, Belgrave Gardens exudes a charming, tree-lined ambiance that beckons families in search of respite from the city's hustle and bustle. Despite its tranquil surroundings, this road lies mere moments away from the bustling hubs of St. John's Wood (Jubilee Line) and Swiss Cottage Station. Belgrave Gardens is conveniently situated off Abbey Road, enveloped by a diverse array of local shops, delis, bars, and dining establishments, creating a cosmopolitan haven for residents.





THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 742 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 742 SQ FT / 69 SQM

Ref:

Copyright **photo**plan

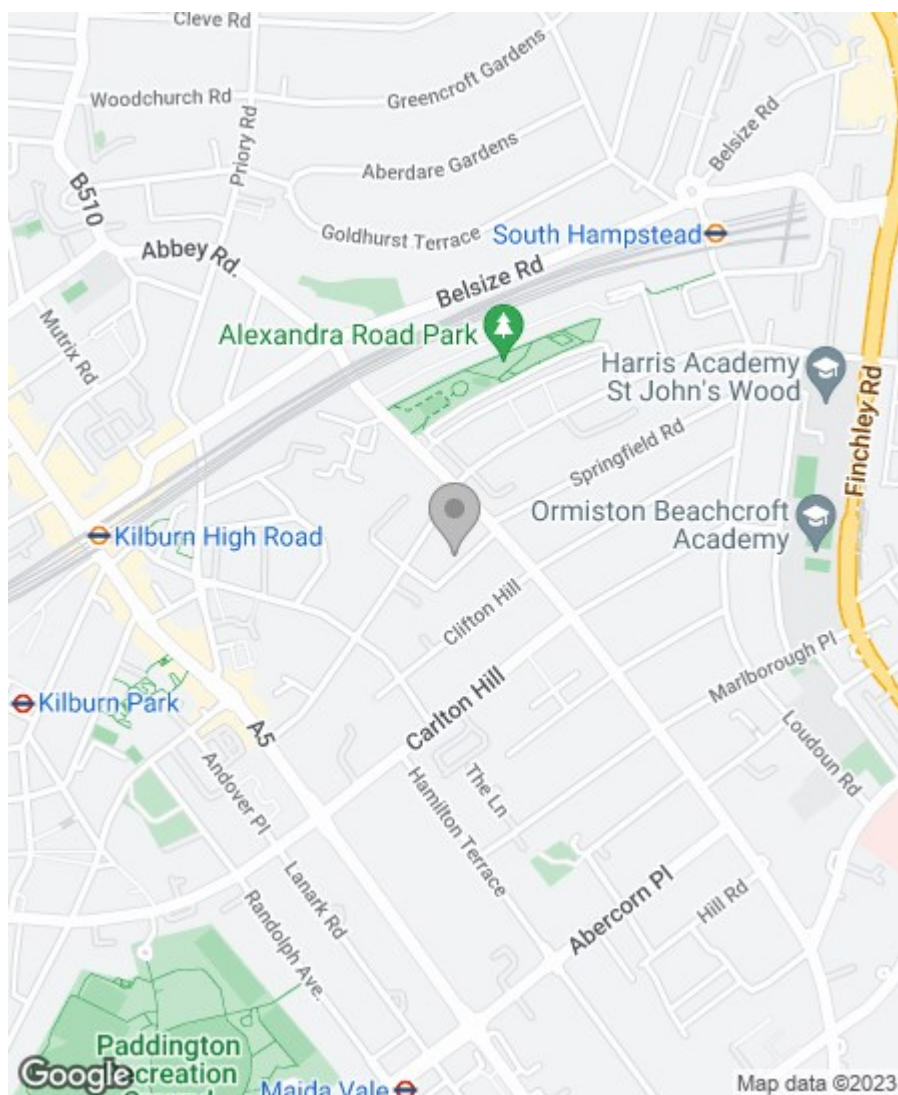
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Property Overview

Location	St John's Wood, NW8
Price	£675,000
Bedrooms	2
Bathrooms	1
Receptions	1
Tenure	Leasehold
Council	Westminster
Tax Band	E
Current Ground Rent	-
Service Charge	£2,300.84 pa.
Term	New 125 Year Lease

Key Features

- 2 Bedroom
- High ceilings
- Private balcony
- Great transport links
- Close proximity to the iconic Abbey Road
- Walking distance to the American School



Energy Efficiency Rating

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

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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).

