

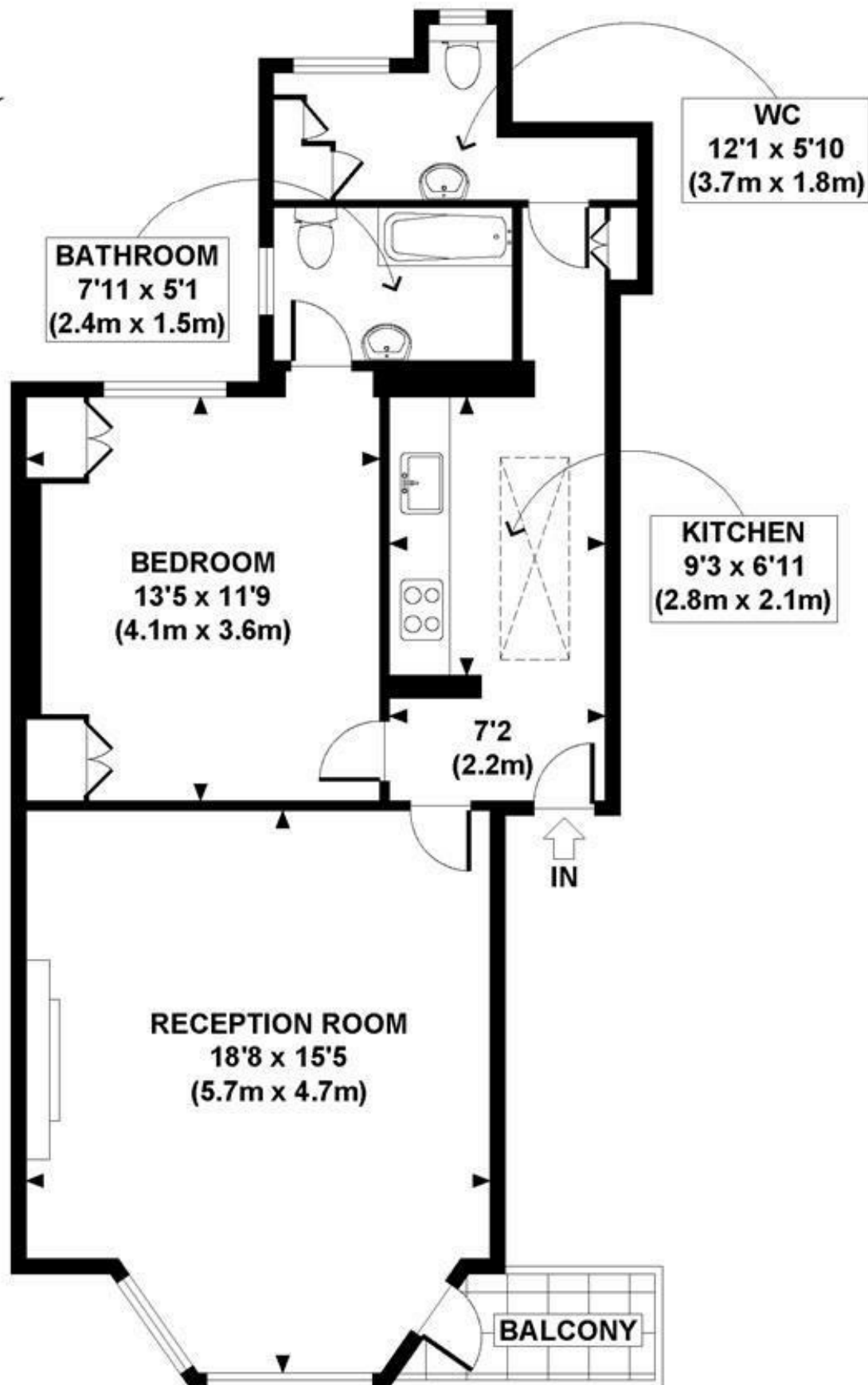


## Belgrave Gardens, St John's Wood NW8 £550,000 Subject to contract

Introducing a captivating one-bedroom contemporary residence with a guest WC, spacious reception room, and a private balcony. This 650 sq ft apartment is designed for comfort and style. Enjoy the airy living space with abundant natural light.

Belgrave Gardens offers a serene, tree-lined retreat near St. John's Wood and Swiss Cottage Station, with easy access to shops and dining on Abbey Road.





**THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 646 SQ FT**

**APPROX. GROSS INTERNAL FLOOR AREA 646 SQ FT / 60 SQ M**  
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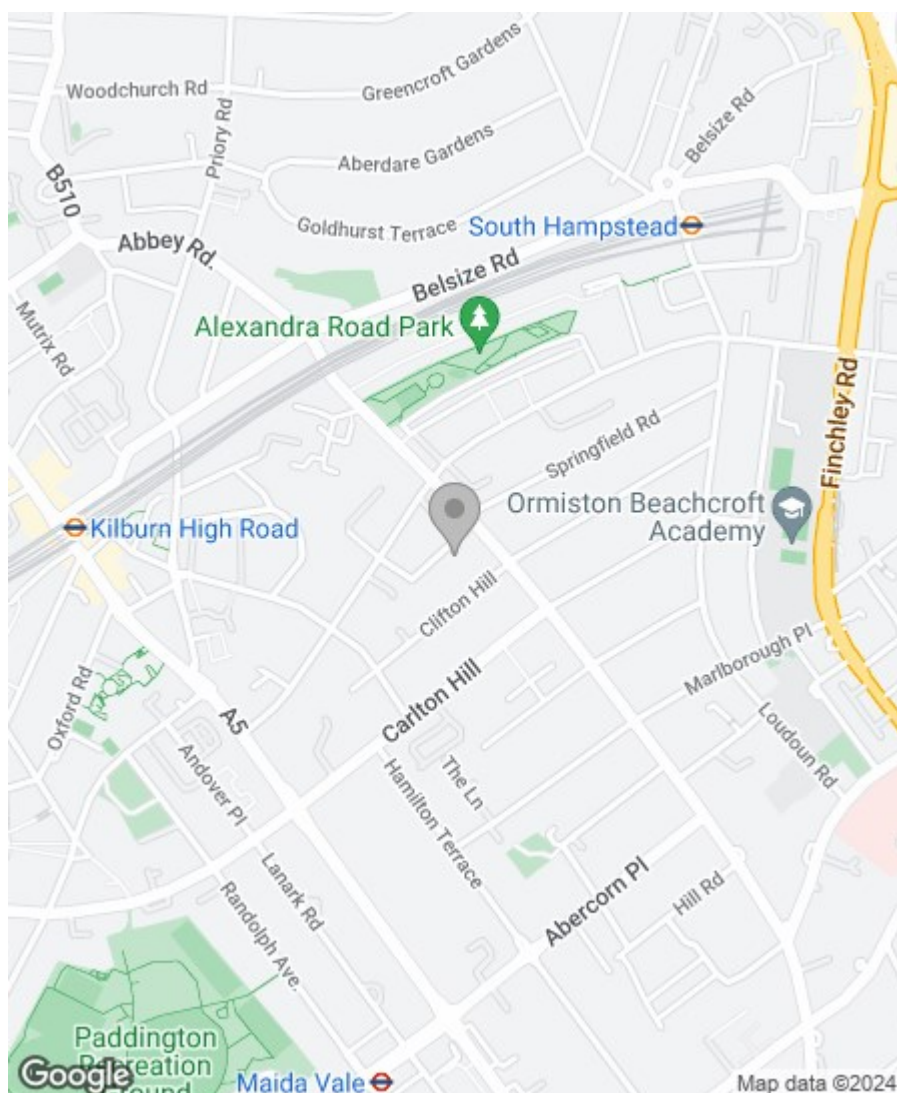
**Floorplans are for identification and guideline purposes only, not to scale.  
Compliant with RICS code of measuring practice.**

## Property Overview

Location	St John's Wood, NW8
Price	£550,000
Bedrooms	1
Bathrooms	1
Receptions	1
Tenure	Leasehold
Council	Westminster
Tax Band	E
Current Ground Rent	N/A
Service Charge	£2,300.84 pa
Term	New 125 year Lease

## Key Features

- 1 Bedroom
- Private Balcony
- High ceilings
- Great transport links
- Nearby to the American School
- Close proximity to the iconic Abbey Road



## 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>		
(55-68) <b>D</b>		
(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>		
(55-68) <b>D</b>		
(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**

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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).

