



## Boundary Road, St John's Wood, NW8 £450,000 Subject to contract

A superb apartment, ideally located just off Abbey Road, St John's Wood offering circa 679 sq. ft. of well proportioned living space.

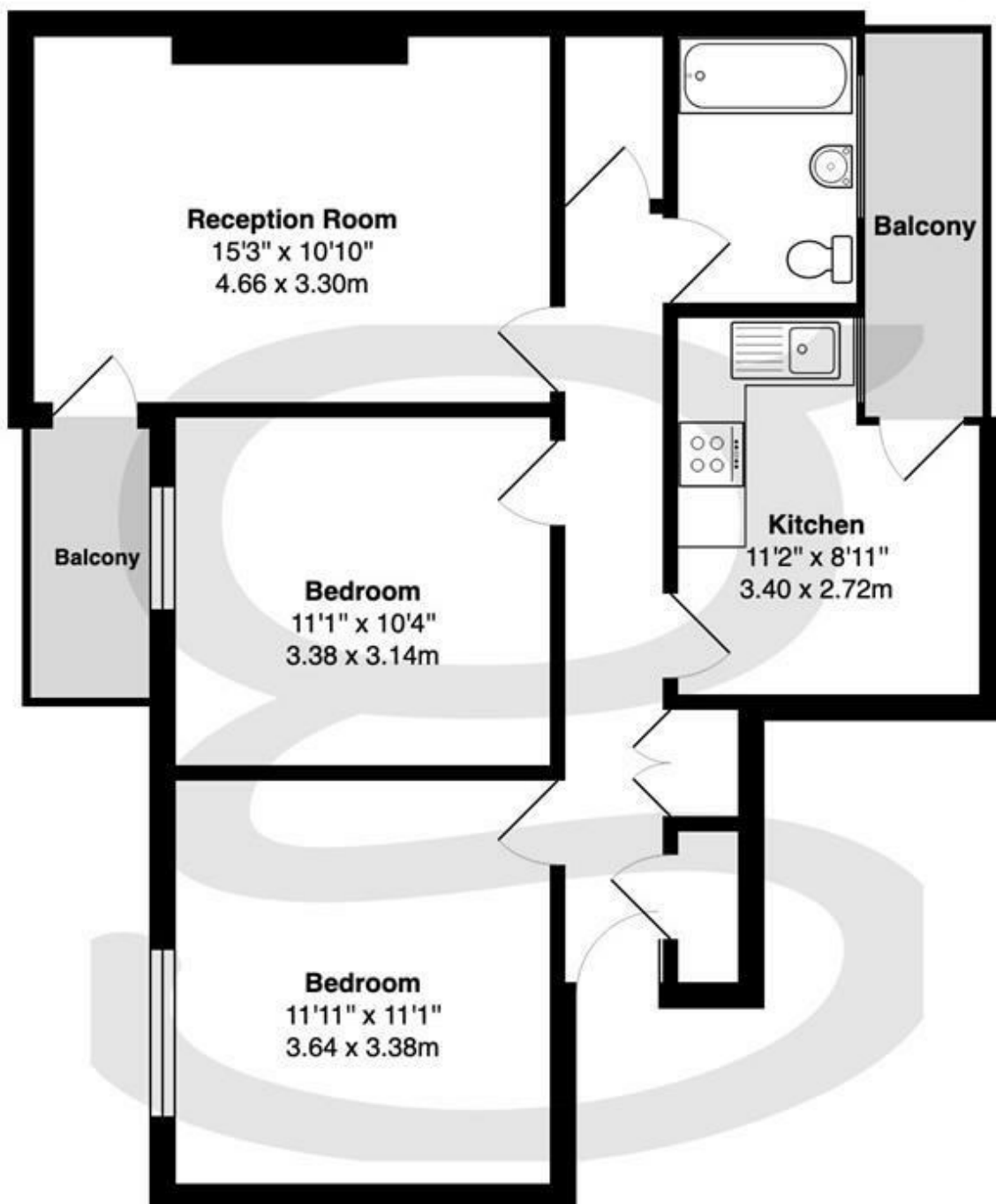
Arranged as a bright reception with private balcony overlooking the communal gardens, 2 double bedrooms, ample storage, separate fully fitted kitchen with rear balcony and a contemporary bathroom.

Double glazing and wooden floors throughout.

Edgworth House is a popular block close to both Swiss Cottage and St John's Wood Underground Stations as well as South Hampstead Overground Station and numerous bus links on Abbey Road. West and South Hampstead are nearby.

Numerous pubs, cafés, restaurants and supermarkets are within walking distance. Swiss Cottage Leisure Centre is also 10 minutes from the apartment.





### Ground Floor

Edgeworth House, Boundary Road, NW8

Total Gross Area: 679 ft<sup>2</sup> ... 63.1 m<sup>2</sup> (excluding balcony)

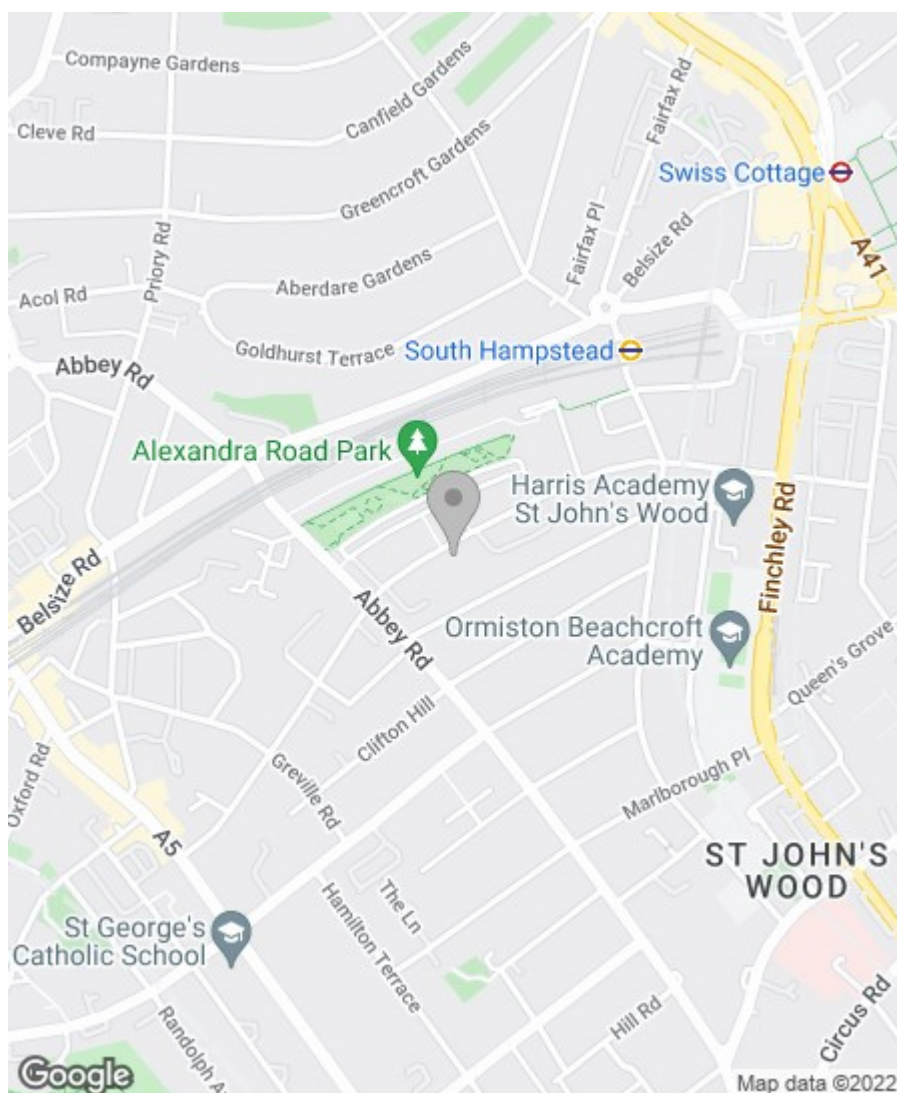
All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

## Property Overview

<b>Location</b>	St John's Wood, NW8
<b>Price</b>	Offers In Excess Of £450,000
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Receptions</b>	1
<b>Tenure</b>	Leasehold
<b>Council</b>	Camden
<b>Tax Band</b>	C
<b>Current Ground Rent</b>	Approx. £10pa
<b>Service Charge</b>	Approx. £1,555pa
<b>Term</b>	125 years from 23/04/2003

## Key Features

- Ground Floor
- Private Balcony to front
- Bright Reception
- Wooden Floors
- Long Lease
- Contemporary Bathroom
- Fully Fitted Kitchen
- Rear Balcony



## 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>	71	78
(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>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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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).

