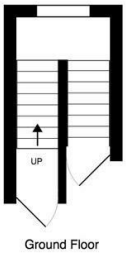
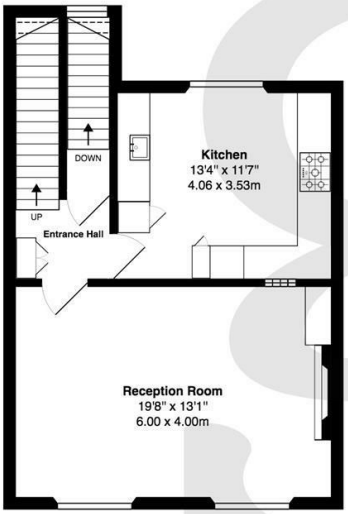
Bolton Road, St Johns Wood, NW8 £1,150,000 Subject to contract

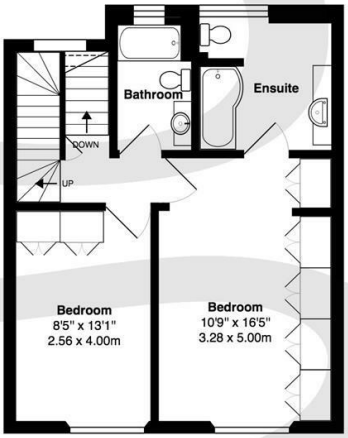
A great opportunity to live within a short stroll to the Boundary Road shops, bars, restaurants and the famous Abbey Road studios. A well presented and rarely available apartment set over the top three three floors of this charming white stucco fronted period residence located on a quiet cul-de-sac, close to the junction of Boundary Road and Greville Place. The accommodation comprises a bright and spacious reception room with two large floor to ceiling sash windows to the front aspect, a separate fully fitted eat in kitchen to the rear aspect , master bedroom with en-suite bathroom, two further bedrooms and family bathroom. Benefits include high ceilings and ample storage throughout. Bolton Road is located just off Boundary Road with its large selection of shops, restaurants and cafes. Abbey Road is a short walk with numerous bus links and both St John's Wood (Jubilee Line) and Maida Vale (Bakerloo Line) underground stations are within easy access.



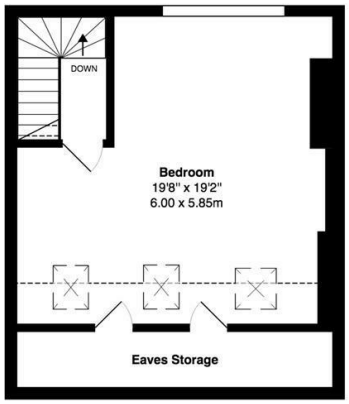
Ground Floor



1st Floor



2nd Floor



3rd Floor

Bolton Rd. NW8

Total Area: 1450 ft² ... 134.7 m² (excluding eaves storage)

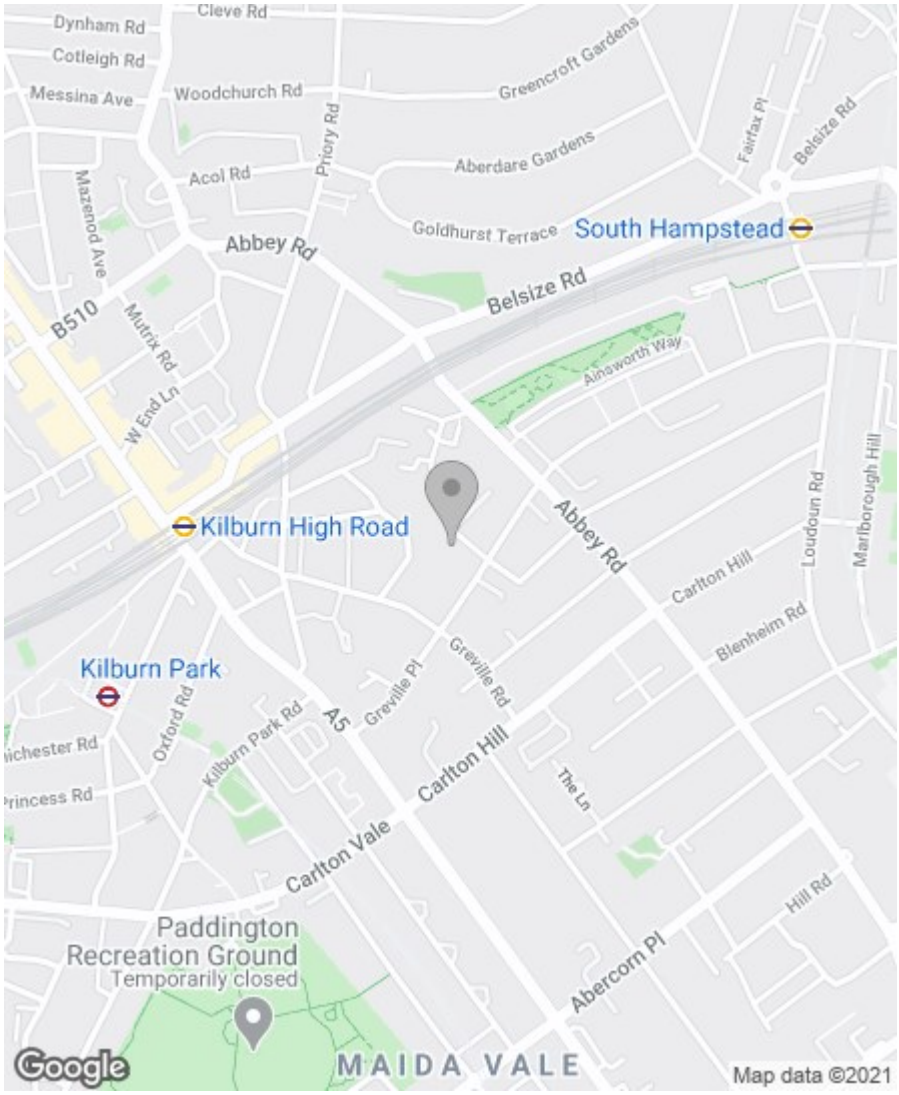
Floor plans are for identification and guideline purposes only, not to scale
Compliant RICS code of measuring practice

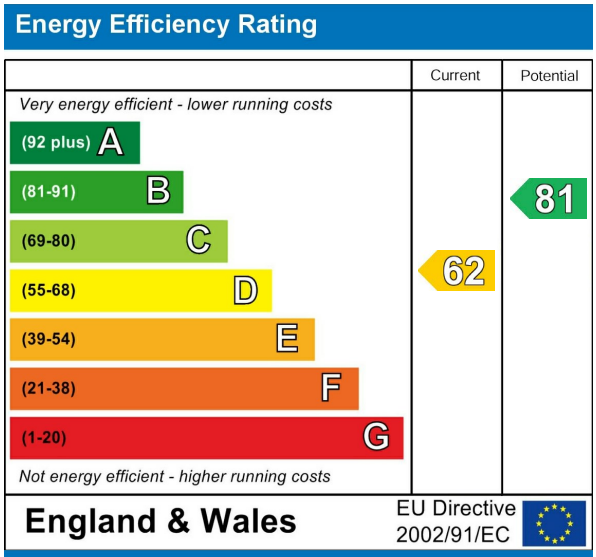
Property Overview

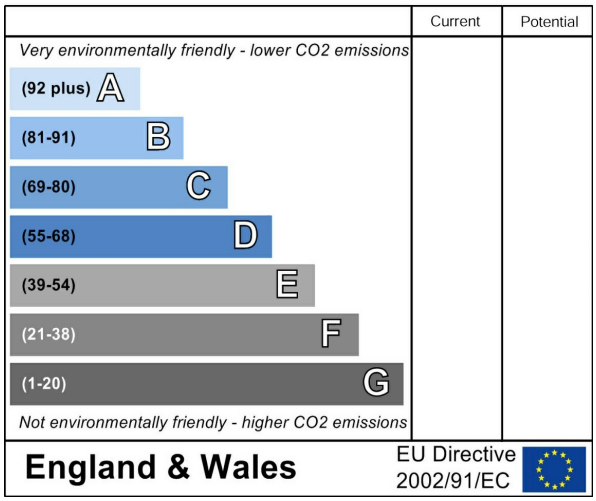
Location	St Johns Wood, NW8
Price	Asking Price £1,150,000
Bedrooms	3
Bathrooms	2
Receptions	1
Tenure	Leasehold - Share of Freehold
Council	Camden
Tax Band	E
Current Ground Rent	TBC
Service Charge	Approx £750 Per Annum
Term	Share of Freehold

Key Features

- Reception Room
- Eat In Kitchen
- Master Bedroom with En-Suite
- 2 Further Bedrooms
- Family Bathroom
- High Ceilings
- Floor to Ceiling Sash Windows
- Period Residence
- Great Location
- Close to Transport Links







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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