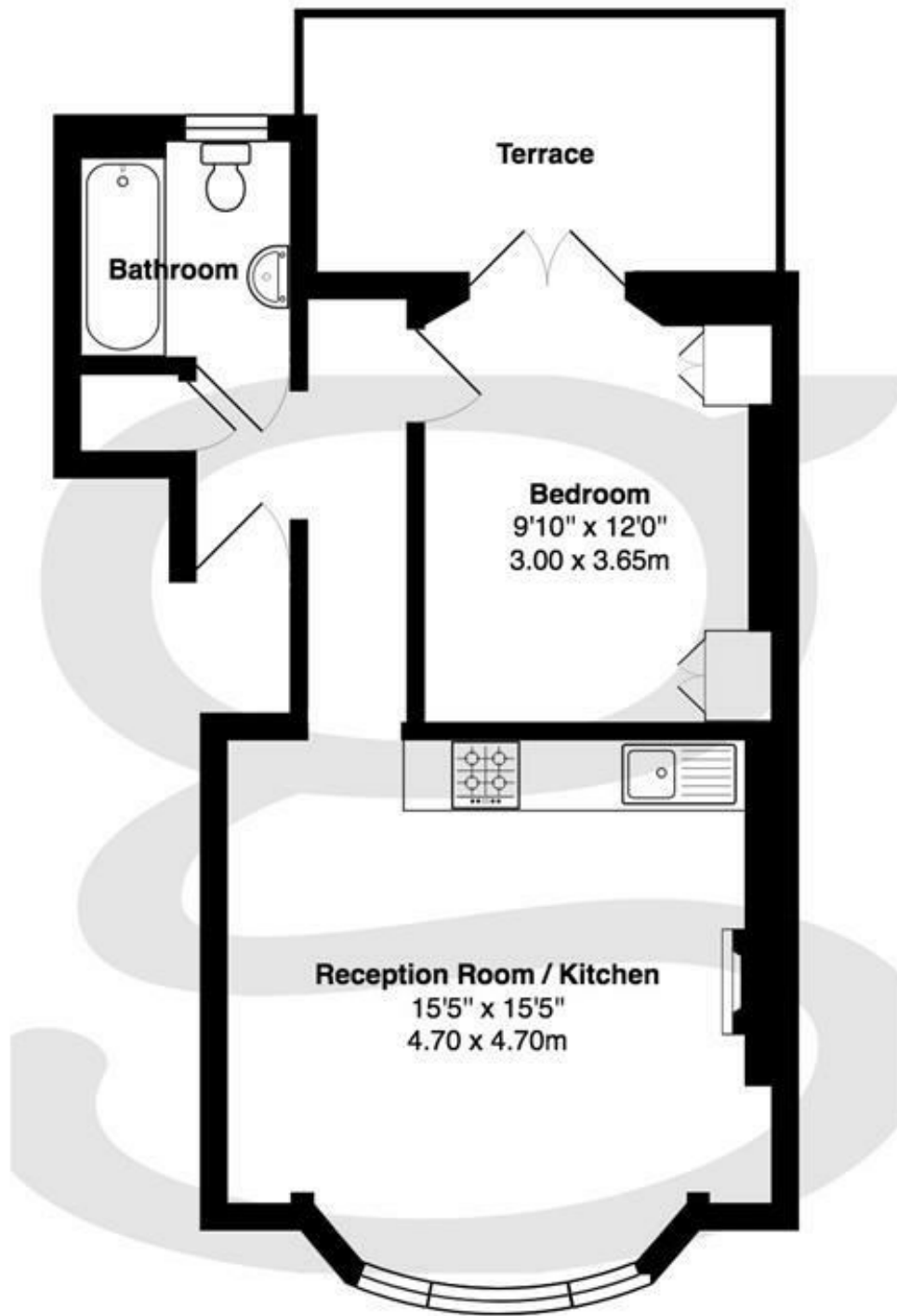


Bolton Road, St John's Wood, NW8 £440,000 Subject to contract

A great opportunity to live within a short stroll to the Boundary Road shops, bars, restaurants and the famous Abbey Road studios. The property is situated on the raised ground floor and comprises a spacious open plan kitchen/reception room with high ceilings and a bay window inviting in lots of natural light, wooden floors, bathroom and a double bedroom with french patio doors leading out onto a private terrace overlooking a beautiful secluded garden. 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

Bolton Road NW8

Total Area: 446 ft² ... 41.5 m² (excluding terrace)

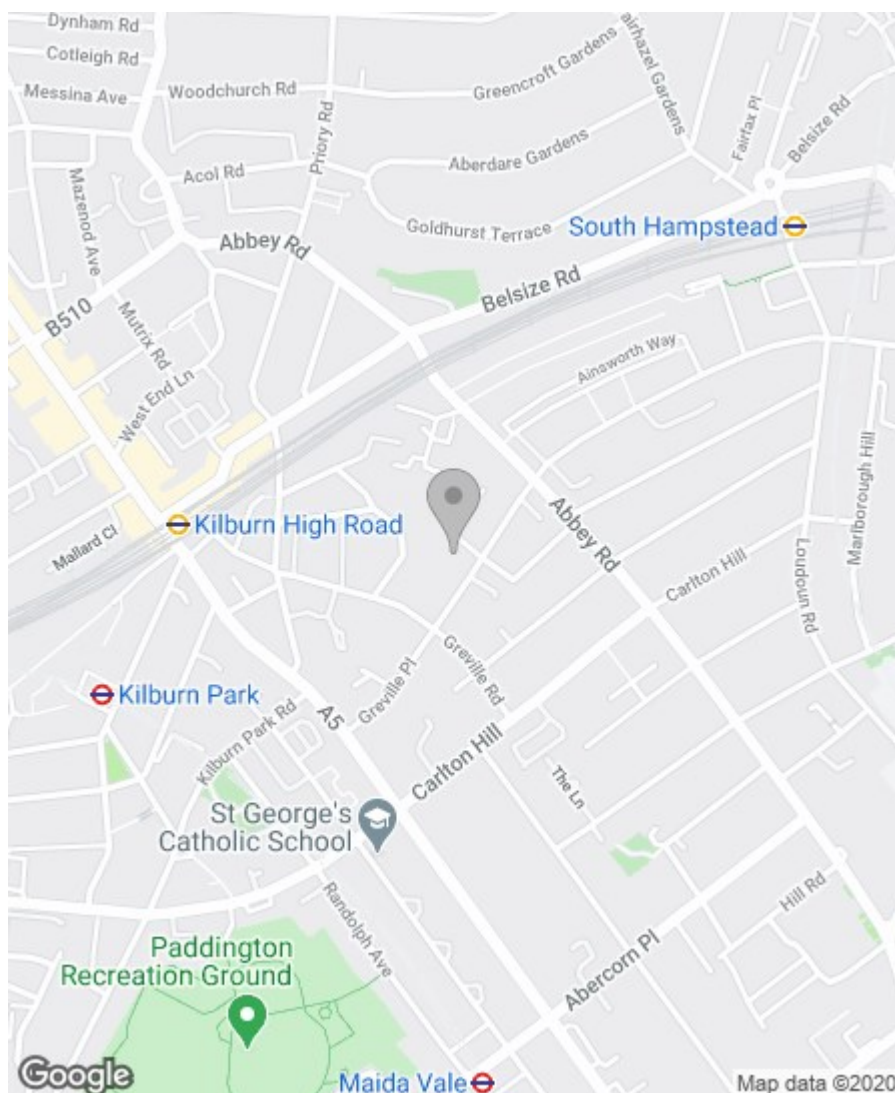
Floor plans are for identification and guideline purposes only, not to scale
Compliant RICS code of measuring practice

Property Overview

| | |
|----------------------------|-------------------------------|
| Location | St John's Wood, NW8 |
| Price | Asking Price £440,000 |
| Bedrooms | 1 |
| Bathrooms | 1 |
| Receptions | 1 |
| Tenure | Leasehold - Share of Freehold |
| Council | Camden |
| Tax Band | C |
| Current Ground Rent | N/A |
| Service Charge | Approx £850-£900 Per Annum |
| Term | Share of Freehold |

Key Features

- Reception Room
- Open Plan Kitchen
- Double Bedroom
- High Ceilings
- Wooden floors
- Bathroom
- Period Conversion
- Private Terrace
- Close to Transport Links
- Share of Freehold



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 | | |
| | 71 | 80 |

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 | | |
| | 73 | 86 |

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).

