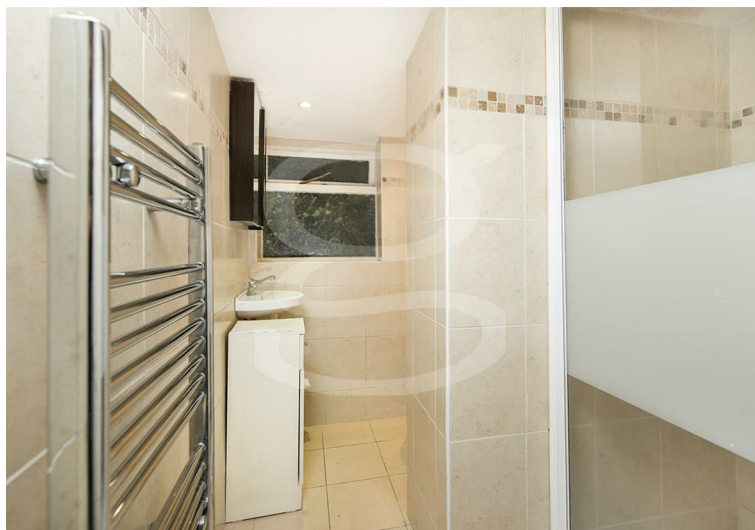
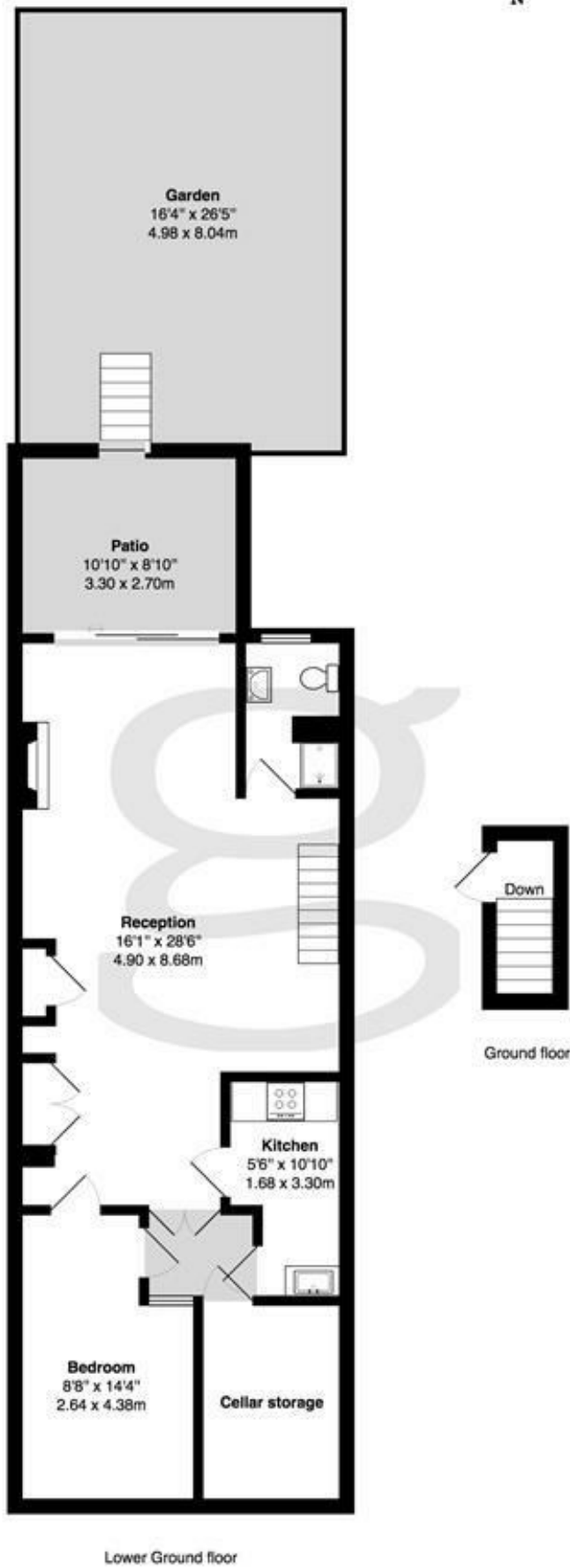
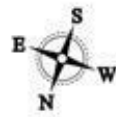


## Boundary Road, St John's Wood, NW8 £530,000 Subject to contract

A bright and spacious garden apartment measuring circa ( 680 sq ft / 63.2 sq m ), located within a period building on a popular residential street in St John's Wood. The property is situated on the lower ground floor and comprises a large reception room leading out to a beautiful private south facing patio garden, a separate kitchen, wooden floors throughout, double bedroom and shower room. Boundary Road is located in St John's Wood off Abbey Road, and within close walking distance to local shops, cafes, amenities with Abbey Road Bus route 189 to Brent Cross and Bus Route 139 to Baker Street and West Hampstead. Swiss Cottage and St John's Wood ( Jubilee Line ) are also within a short walk.





Boundary Road St Johns Wood NW8

Total Area: 680 ft<sup>2</sup> ... 63.2 m<sup>2</sup> (excluding patio, garden cellar storage)

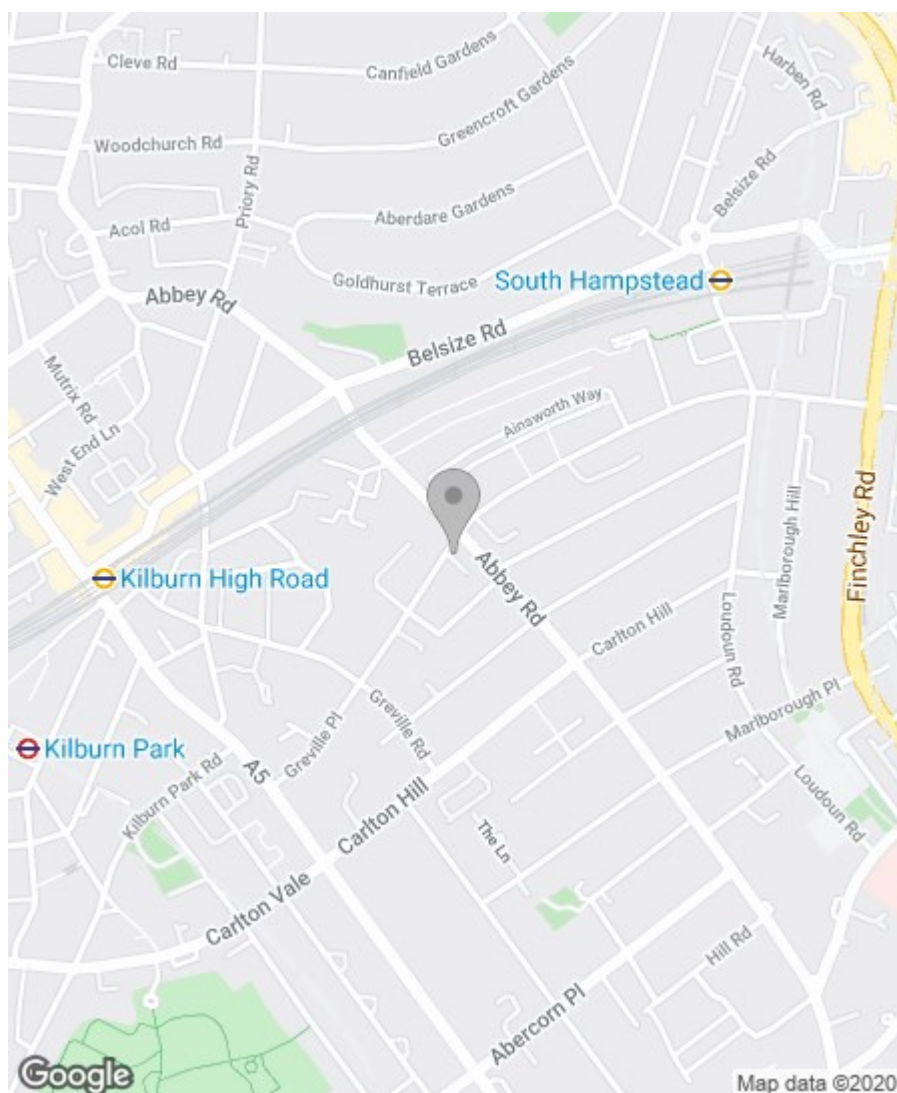
Floor plans are for identification and guideline purposes only, not to scale.  
Compliant with the RICS code of measuring p

## Property Overview

<b>Location</b>	St John's Wood, NW8
<b>Price</b>	Asking Price £530,000
<b>Bedrooms</b>	1
<b>Bathrooms</b>	1
<b>Receptions</b>	1
<b>Tenure</b>	Leasehold
<b>Council</b>	Westminster
<b>Tax Band</b>	C
<b>Current Ground Rent</b>	Approx £100 Per Annum
<b>Service Charge</b>	Approx £300 Per Annum
<b>Term</b>	Approx 962 Years Remaining

## Key Features

- Private Garden
- Reception Room
- Separate Kitchen
- Wooden Floors
- Shower Room
- 1 Bedroom
- Great Location
- Close to Amenities
- Close to Transport Link
- Chain Free



## 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>		74
(55-68) <b>D</b>	52	
(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>		75
(55-68) <b>D</b>	49	
(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**

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).

