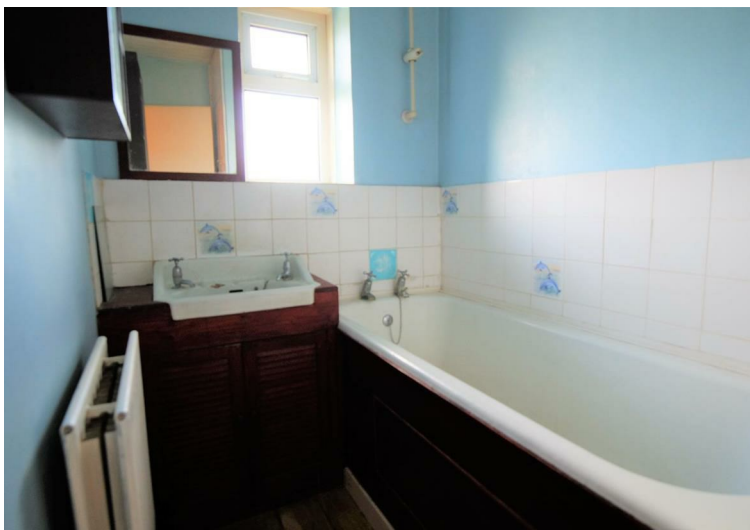




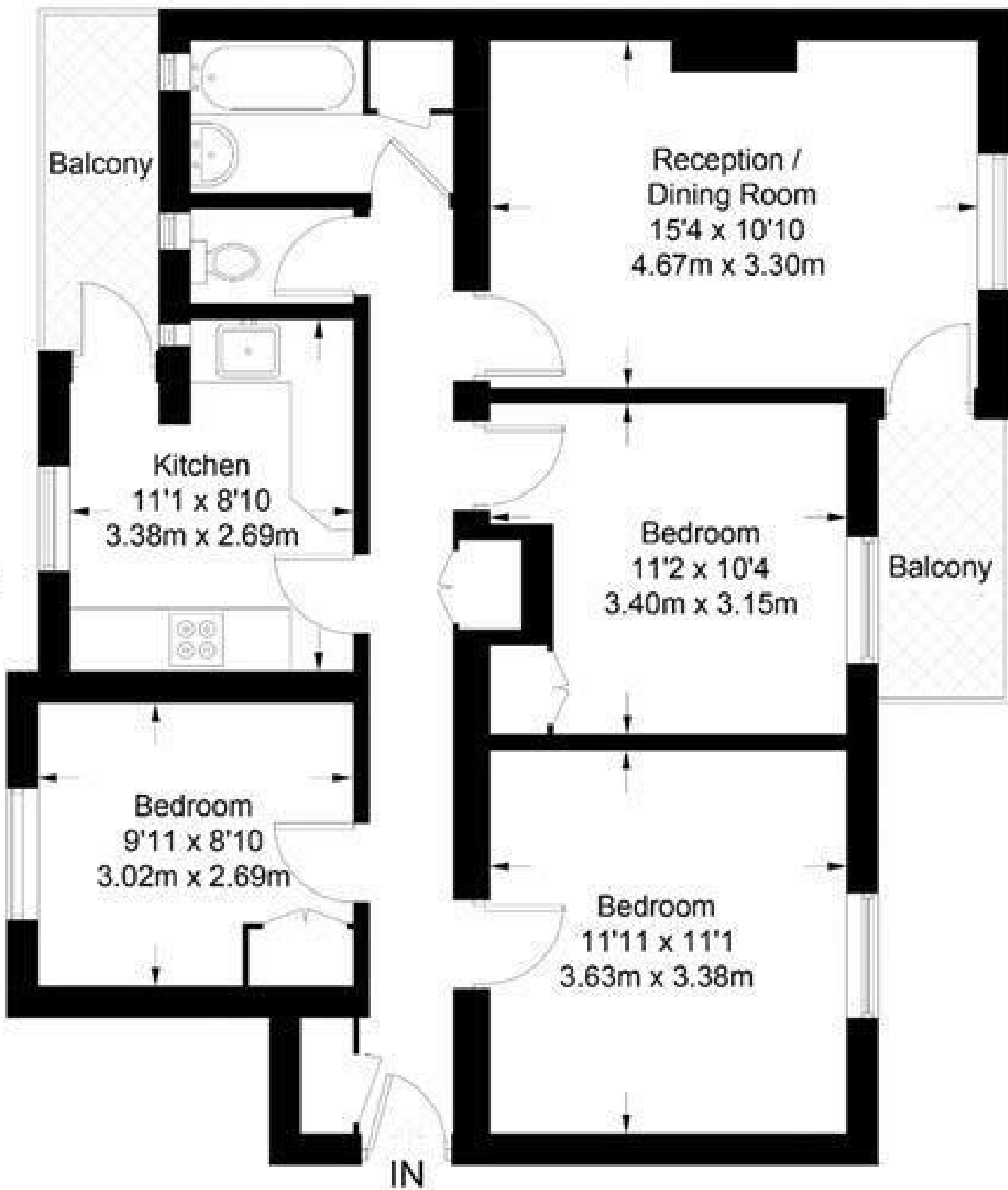
## Boundary Road, St Johns Wood, NW8 £449,995 Subject to contract

In need of complete modernisation, this 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 arrange as large reception with door to balcony, a separate kitchen with further balcony, three good sized double bedrooms, family bathroom and separate w/c. The apartment offers double glazing throughout and access to communal gardens. Close to Swiss Cottage (Jubilee Line), South Hampstead (Overground to Euston) and a short walk to Finchley Road ( Metropolitan line ) and the numerous Buses available from from Finchley Road and Swiss Cottage. The O2 centre, cinema complex and Supermarkets are within easy walk.



# Edgeworth House

Approximate Gross Internal Area = 814 sq ft / 75.6 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

## Property Overview

<b>Location</b>	St Johns Wood, NW8
<b>Price</b>	Asking Price £449,995
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1
<b>Receptions</b>	1
<b>Tenure</b>	Leasehold
<b>Council</b>	Camden
<b>Tax Band</b>	D
<b>Current Ground Rent</b>	Approx £10 Per Annum
<b>Service Charge</b>	Approx £1400 Per Annum
<b>Term</b>	Approx 96 Years Remaining

## Key Features

- 3 Bedrooms
- Bathroom
- Separate w/c
- 2 Balconies
- Passenger Lift
- Separate Kitchen
- Close to Transport Links
- 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>		
(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		
	<b>68</b>	<b>75</b>

## 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		
	<b>66</b>	<b>75</b>

## 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).

