

## Orchardson Street, St Johns Wood, NW8 £600,000 null

Boasting circa 1026 sq ft ( 95 sq m ) we are pleased to offer this spacious apartment over two floors in excellent decorative condition.

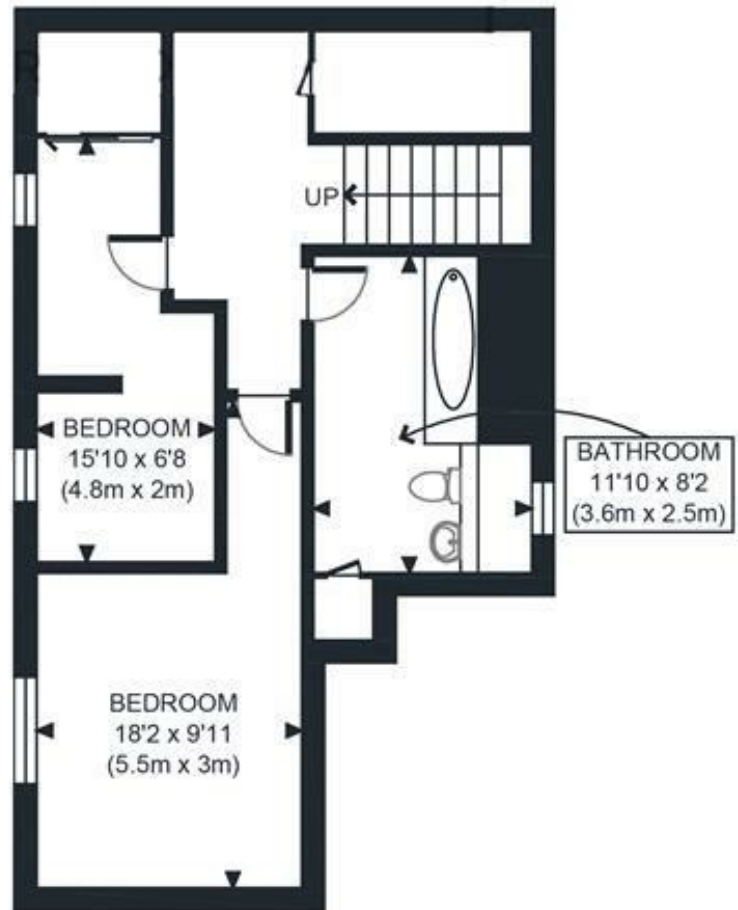
Offering a large reception room with wooden floors, a separate and fully fitted kitchen and bedroom on the first level, stairs leading to 2 further bedrooms and a family bathroom.

Orchardson Street is very well located being close to Marylebone, Regents Park and Edgware Road. There are numerous transport links and easy access into London's West End.






THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 528 SQ FT



FOURTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 498 SQ FT

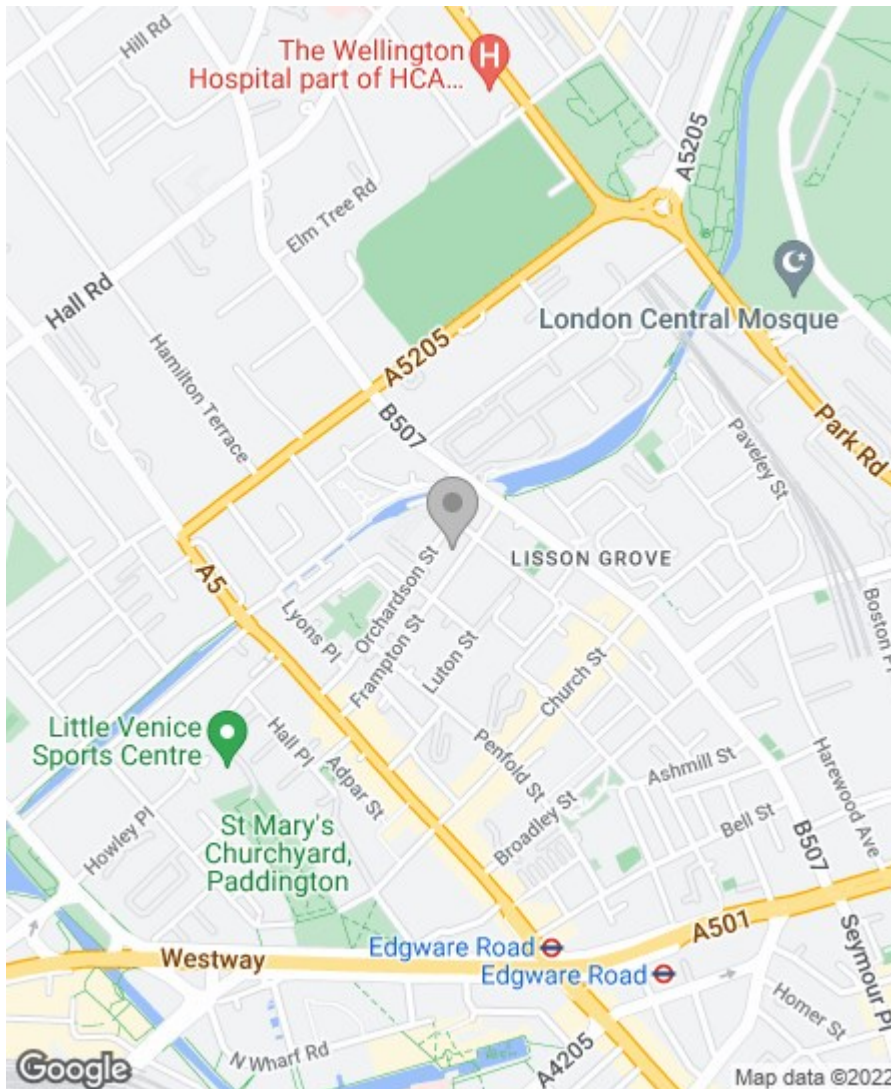
APPROX. GROSS INTERNAL FLOOR AREA 1026 SQ FT / 95 SQM		Orchardson House	
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation		date	18/01/22
		<b>photoplan</b> 	

## Property Overview

Location	St Johns Wood, NW8
Price	Asking Price £600,000
Bedrooms	3
Bathrooms	1
Receptions	1
Council	
Tax Band	
Furnishing	null

## Key Features

- Over Two Floor
- Good condion Throughout
- No Chain
- Wooden Floors
- Separate Kitchen



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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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).

