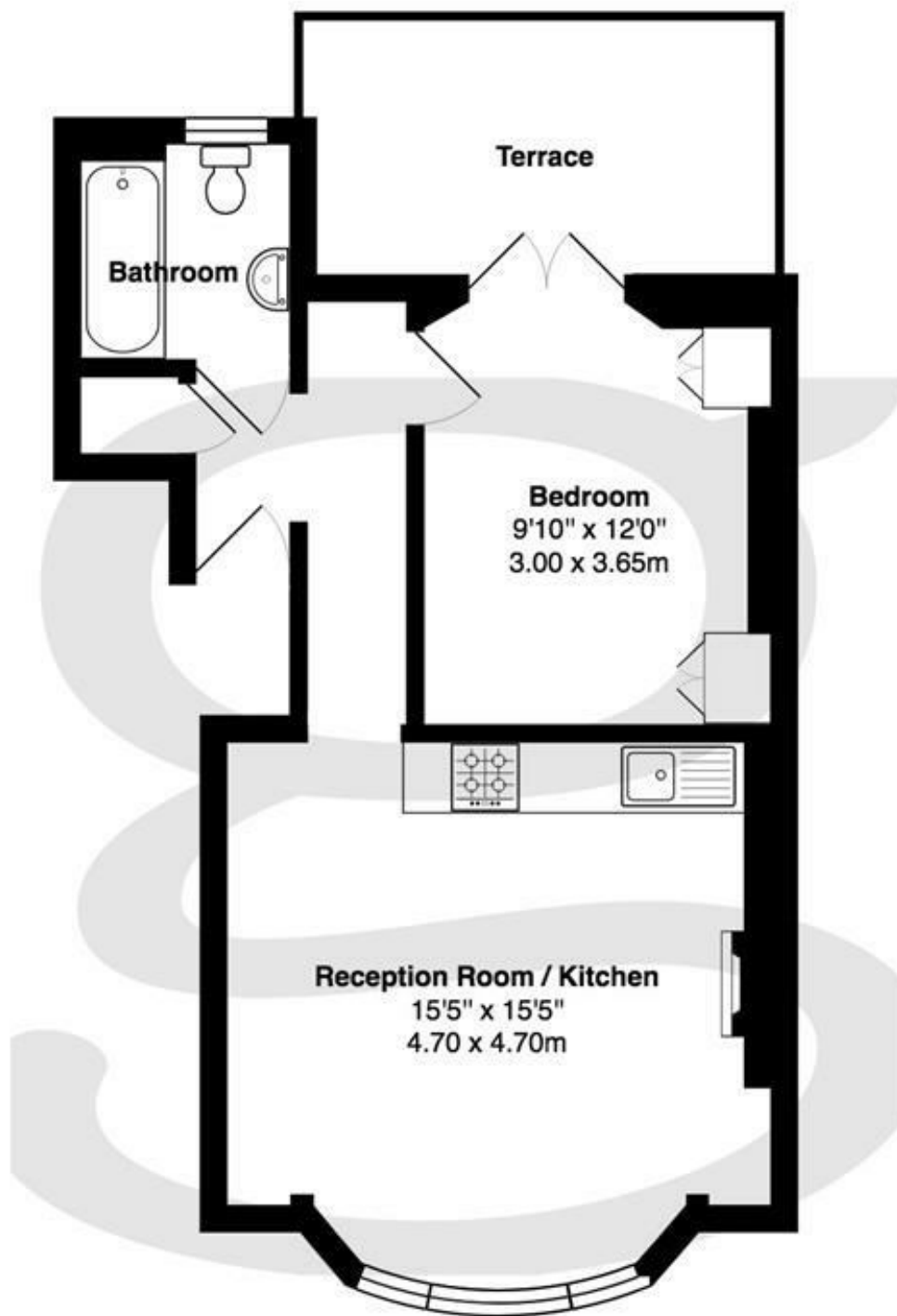


## Bolton Road, St John's Wood, NW8 £1,950 Per Month Furnished

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 ft<sup>2</sup> ... 41.5 m<sup>2</sup> (excluding terrace)

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

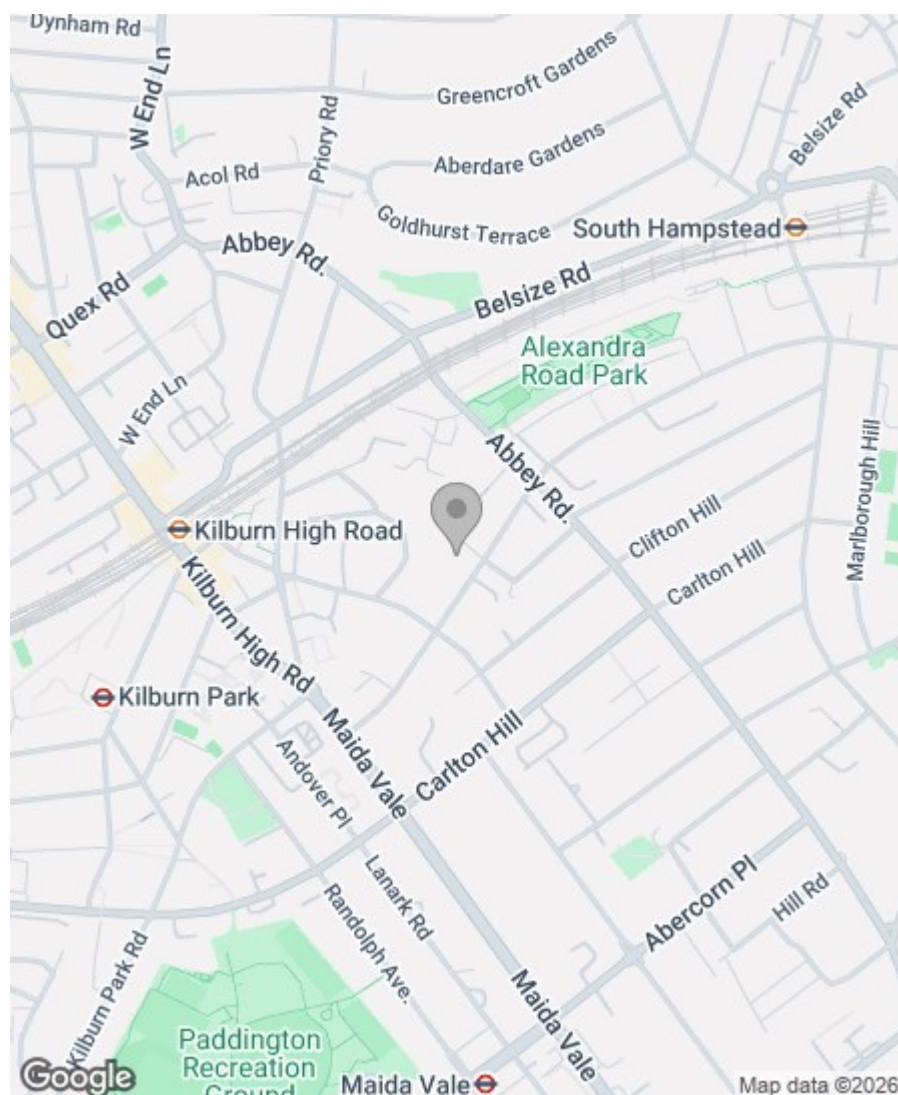


## Property Overview

Location	St John's Wood, NW8
Price	£1,950 Per Month
Bedrooms	1
Bathrooms	1
Receptions	1
Council	Camden - £1,872.32
Tax Band	C
Furnishing	Furnished

## Key Features

- Reception Room
- Open Plan Kitchen
- Double Bedroom
- High Ceilings
- Wooden floors
- Bathroom
- Period Conversion
- Private Terrace
- Close to Transport Links
- Available 3rd April



## 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>England &amp; Wales</b>	EU Directive 2002/91/EC	

71 80

Greenstones Estates Ltd  
Registered in England & Wales  
Registered Office:  
5 West Court, Enterprise Road,  
Maidstone, Kent ME15 6JD

Company Registered number  
03513585

Trading address  
83 Boundary Road, St John's Wood,  
London NW8 0RG

We are members of



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).