



Viewings by appointment
0207 483 2611

abbey
properties

Broxwood Way, NW8 7QJ

£2,650 *fees apply



A stunning two bedroom, two bathroom with private garden positioned in a purpose-built block in an ideal location in St John's Wood, around the corner from the entrance to Primrose Hill Park.

The property offers wooden flooring throughout, living room with space for dining and private garden modern integrated appliances, master bedroom with exposed brickwork and bespoke wardrobes and two modern bathroom.

Broxwood Way is in a fabulous position for the shops, cafes and restaurants on St. John's Wood High Street, with the green spaces of Regent's Park and Primrose Hill Park also only minutes away.

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1870974). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 097780197. We charge no administration fees to tenants.

Tax Band: D

EPC Rating: C



abbey
properties

KINGSLAND, BROXWOOD WAY, NW8 7QJ
Approx. Gross Internal Floor Area 547 sq ft. / 50.88 sq.m



- Bedroom with exposed brickwork
- Moments from Primrose Hill Park
- 2 minute walk to Regent's Park
- Wooden flooring
- Minutes to St John's Wood High Street



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Viewings by appointment
0207 483 2611

7-8 Regency Parade
London, NW3 5EG

**abbey
properties**

*All Fees stated are inclusive of VAT
(calculated at 20%)

Referencing Fee: £29.50 per applicant

Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).

Administration fees: £107 per property

Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.

lettings@abbeyproperties.co.uk

www.abbeyproperties.co.uk

