



Viewings by appointment  
0207 483 2611

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Broxwood Way, NW8 7QJ

£2,650 \*fees apply



A stunning two bedroom, two bathroom apartment with private garden and pets permitted, 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, a bright living room with space for dining, a private garden, modern integrated appliances, a principal bedroom with exposed brickwork and bespoke wardrobes, a second well-proportioned bedroom, and two contemporary bathrooms.

Broxwood Way is in a fabulous position for the shops, cafés and restaurants on St John's Wood High Street, with the green spaces of Regent's Park and Primrose Hill Park 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 0 97780197. We charge no administration fees to tenants.

Tax Band: D

EPC Rating: C



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



BALCONY  
6'2 x 4'4  
(1.88 x 1.32m)

RECEPTION/  
KITCHEN  
17'7 x 17'5  
(5.36 x 5.31m)

BATHROOM  
7'7 x 4'7  
(2.31 x 1.40m)

BEDROOM  
13'6 x 8'9  
(4.11 x 2.67m)

Abbey Properties Ltd. - Abbey Properties Ltd. is not a member of the Property Ombudsman Scheme. For more information about the Ombudsman Scheme, please visit [www.propertyombudsman.co.uk](http://www.propertyombudsman.co.uk). The Ombudsman Scheme is a separate, alternative dispute resolution scheme. The Ombudsman Scheme is not a court of law and it is not a criminal offence to refuse to accept an Ombudsman's decision. Please note that the Ombudsman Scheme is not available in all circumstances. For more information about the Ombudsman Scheme, please visit [www.propertyombudsman.co.uk](http://www.propertyombudsman.co.uk).

- 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
- pets permitted



#### Energy Efficiency Rating

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

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7-8 Regency Parade  
London, NW3 5EG

[lettings@abbeyproperties.co.uk](mailto:lettings@abbeyproperties.co.uk)

[www.abbeyproperties.co.uk](http://www.abbeyproperties.co.uk)



\*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.