



Viewings by appointment  
0207 483 2611

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# St John's Wood Terrace, NW8 6LR

£2,290 \*fees apply



Well-presented and furnished apartment set within Cameron House on St John's Wood Terrace, offering bright and comfortable living in this highly sought-after NW8 location. The property comprises a modern fitted kitchen, a spacious reception room with excellent natural light, and access to a private balcony with far-reaching views across the surrounding area.

The bedroom is well-proportioned and furnished, while the bathroom is finished to a modern standard with a full-sized bath and shower. Further benefits include wood flooring throughout, lift access, and a well-maintained purpose-built block.

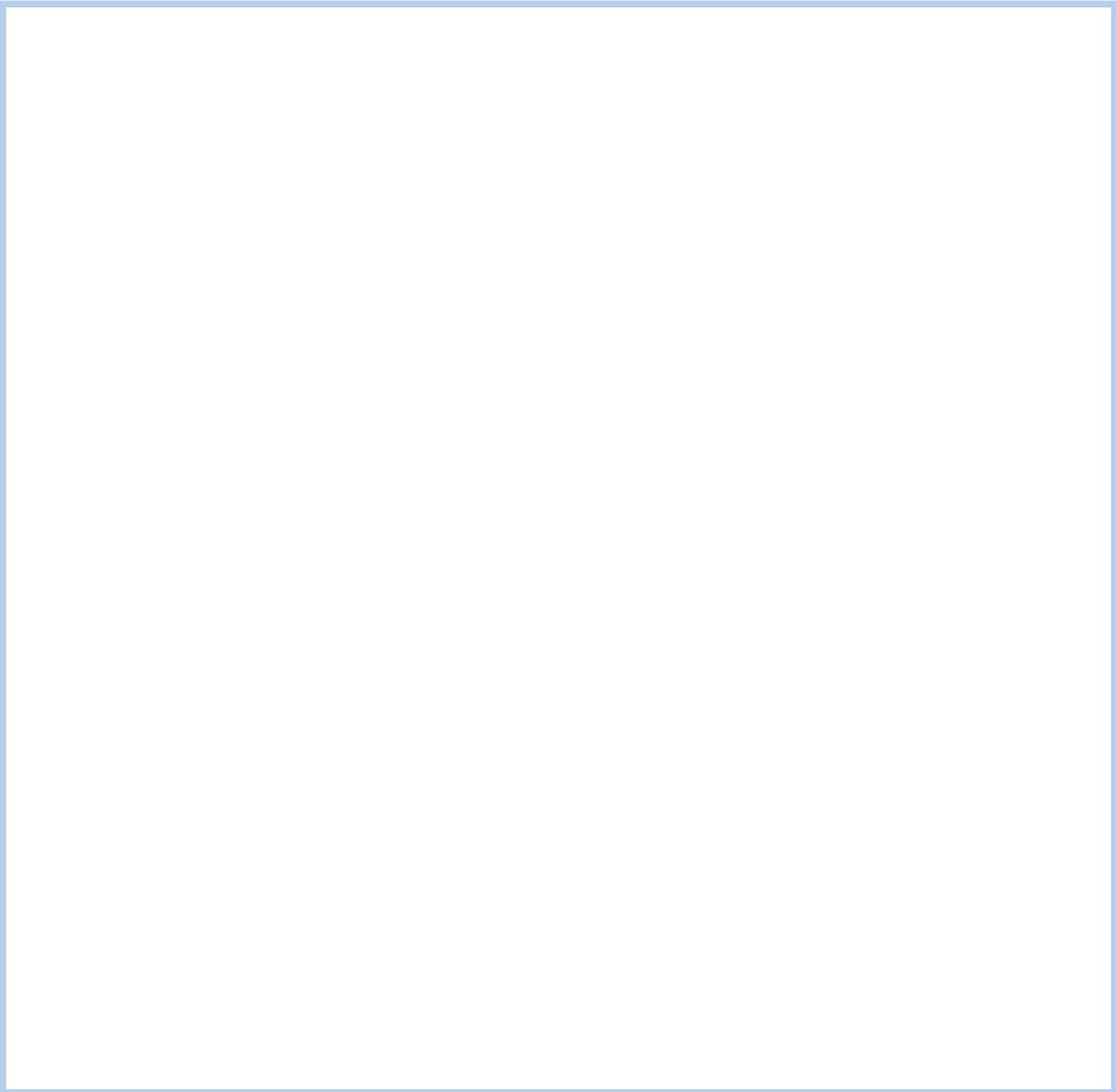
Ideally located moments from St John's Wood Underground Station and within easy reach of local shops, cafés, and the open green spaces of Regent's Park, making it an excellent option for those seeking a well-connected London home.

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1 8 7 0 9 7 4). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 0 9 7 7 8 0 1 9 7. We charge no administration fees to tenants.

EPC rating: C  
Council tax band: C



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

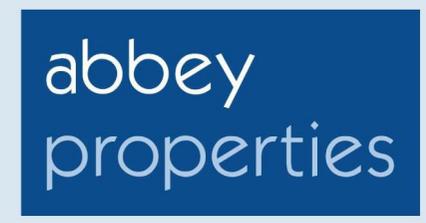
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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www.abbeyproperties.co.uk



\*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**  
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