



With the text in a circular shape immediately

Viewings by appointment
0207 483 2611

abbey
properties

, NW8 9DS

£2,750 *fees apply



A stunning two double bedroom apartment with contemporary features and communal heating and hot water situated on the third floor of a highly regarded period mansion block (with lift and porter) in the heart of St John's Wood.

The property comprises a bright reception room, kitchen with modern integrated appliances, two double bedrooms with fitted wardrobes and smart family bathroom. The rental price includes heating and hot water bills.

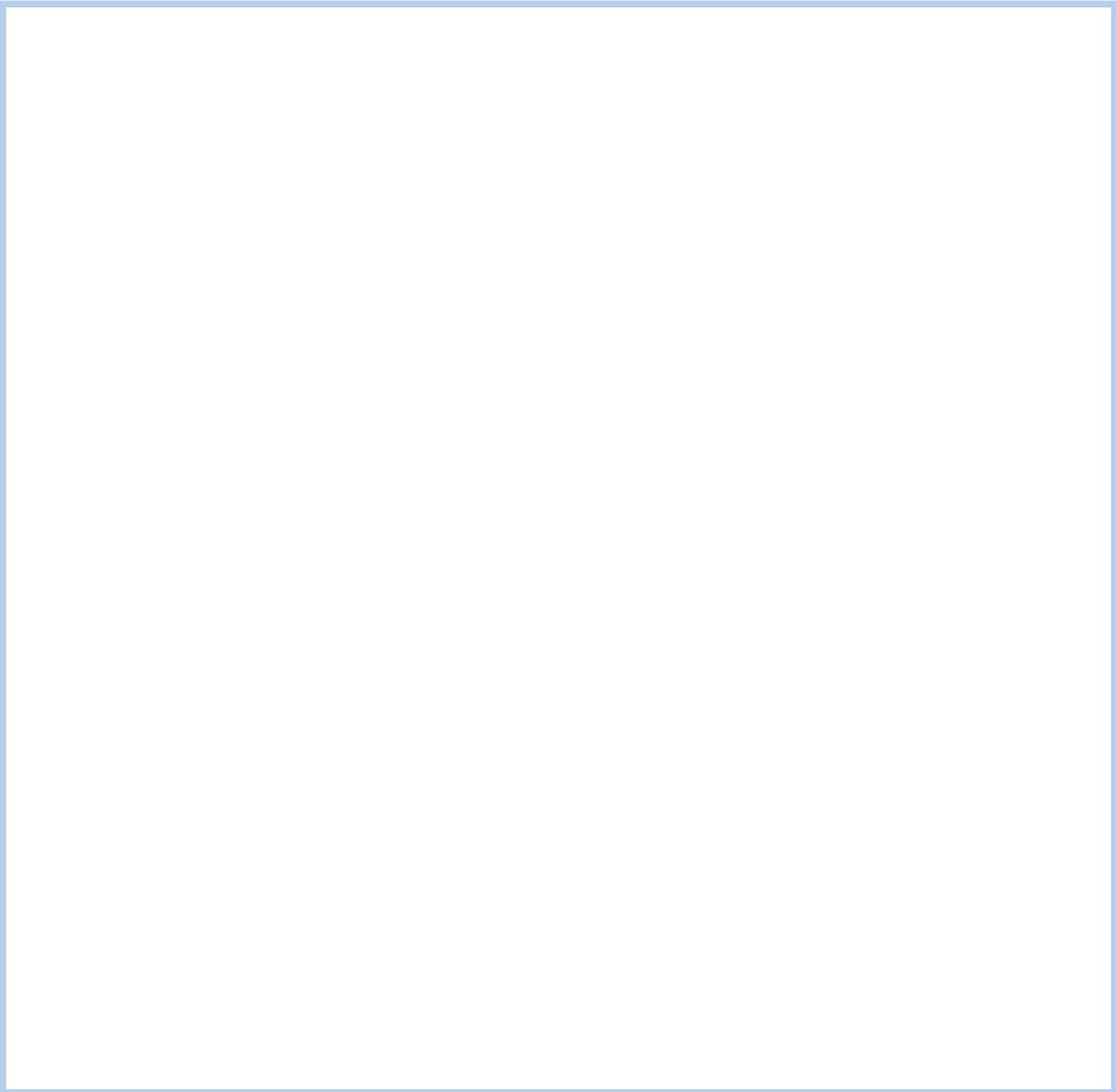
Abercorn Place is within easy reach of the shops, cafes and restaurants in St John's Wood and Maida Vale, with the beautiful surroundings of Regent's Park also found close by.

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.

Council Tax: D
EPC Rating: C



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- Desirable portered mansion block
- Two bedrooms
- Wooden flooring
- Heating and hot water bills included
- Modern kitchen
- Modern bathroom



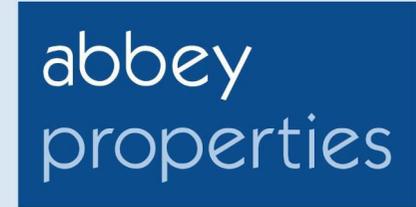
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		
<i>Very environmentally friendly - lower CO₂ 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 CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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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

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.

