

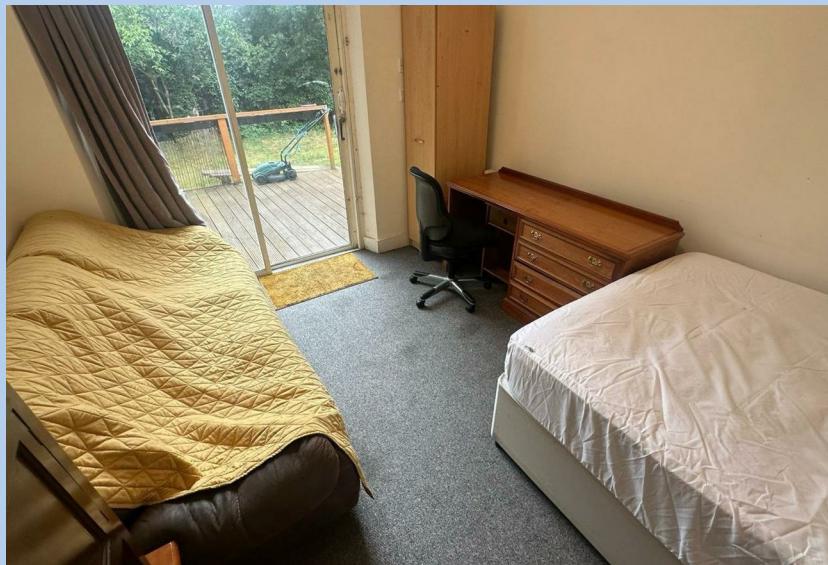


Viewings by appointment
0207 483 2611

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St. Johns Road, HA9 7JG

£2,400 *fees apply



Spacious three-bedroom ground floor flat with a private driveway, large rear garden and separate living areas, offering excellent space for families or professional sharers. Situated on St Johns Road, HA9 7JG, this well-proportioned home benefits from a bright separate living room, a fitted kitchen with ample storage and worktop space, three good-sized bedrooms and a family bathroom. The property also enjoys direct access to a generous garden, ideal for outdoor use, and off-street parking via a private driveway.

Located within easy reach of local shops, schools and transport links, this property offers practical and comfortable living in a well-connected residential area.

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.

EPC rating: D

Tax band: C



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(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		
<i>Not energy efficient - higher running costs</i>					
England & Wales			EU Directive 2002/91/EC		

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 7-8 Regency Parade
 London, NW3 5EG

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*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.

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