



Viewings by appointment  
0207 483 2611

abbey  
properties

# St Johns Road, HA9 7JG

£2,400 \*fees apply



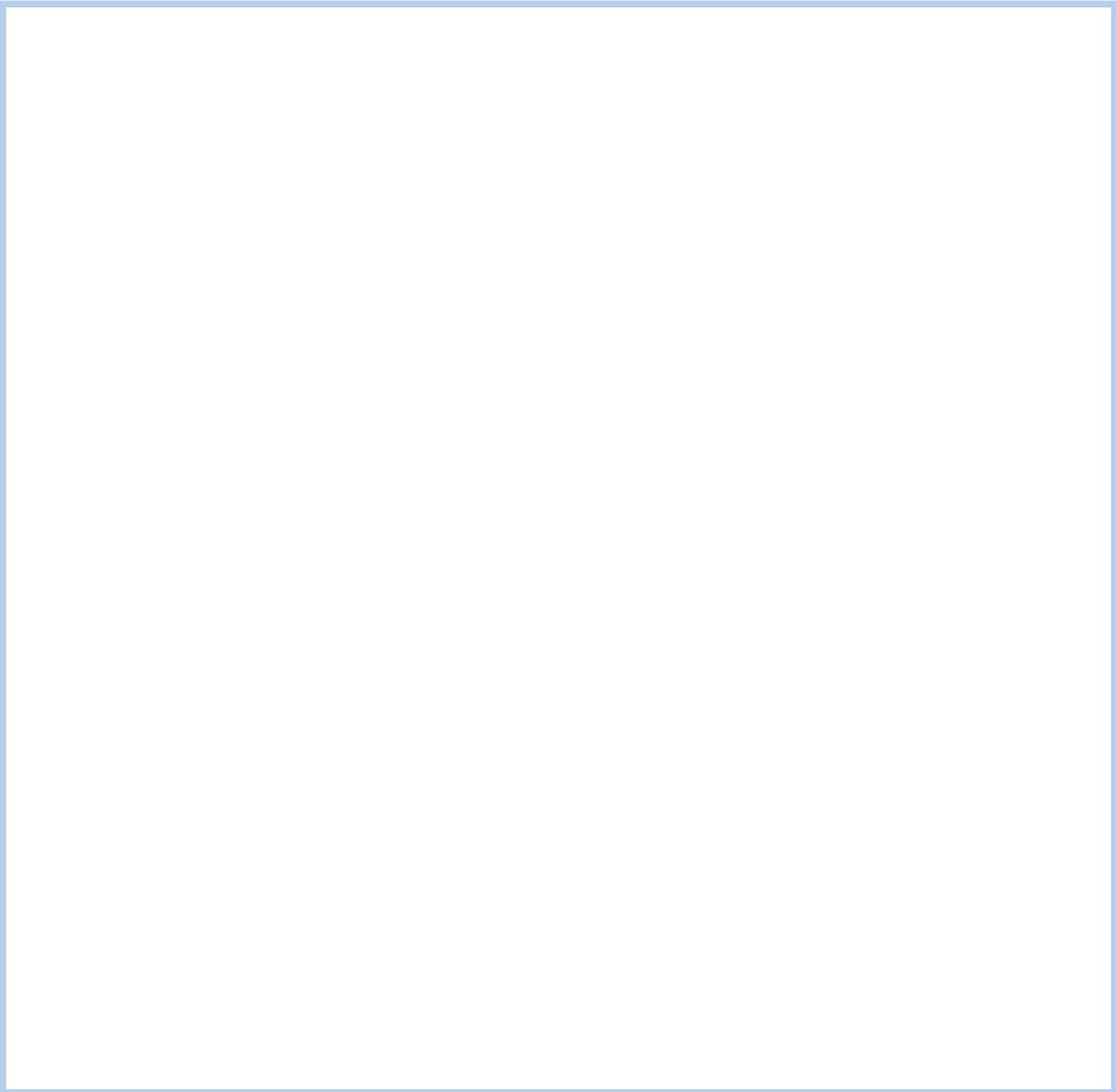
Spacious three-bedroom ground floor flat with a private driveway, large rear garden and separate living areas, offering excellent space for families or professional sharers. Situated on St Johns Road, HA9 7JG, this well-proportioned home benefits from a bright separate living room, a fitted kitchen with 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 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: D  
Tax band: C





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		

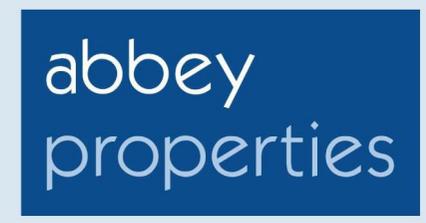
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
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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.

