

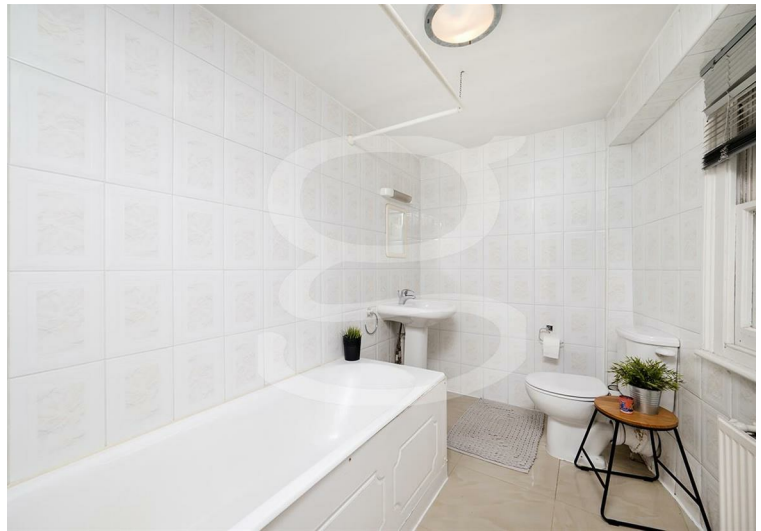


Boundary Road, London, NW8 £2,275 Per Month Furnished/unfurnished

A bright and spacious duplex apartment with the benefit of its own private entrance, located on a popular residential street in St John's Wood.

The apartment comprises a reception room with two sash windows to the front aspect, family bathroom, separate fully fitted kitchen, and two double bedrooms one with an en-suite bathroom.

Boundary Road is located in St John's Wood off Abbey Road, and within close walking distance to local shops, cafes, amenities with Abbey Road Bus route 189 to Brent Cross and Bus Route 139 to Baker Street and West Hampstead. Swiss Cottage and St John's Wood (Jubilee Line) are also within a short walk.



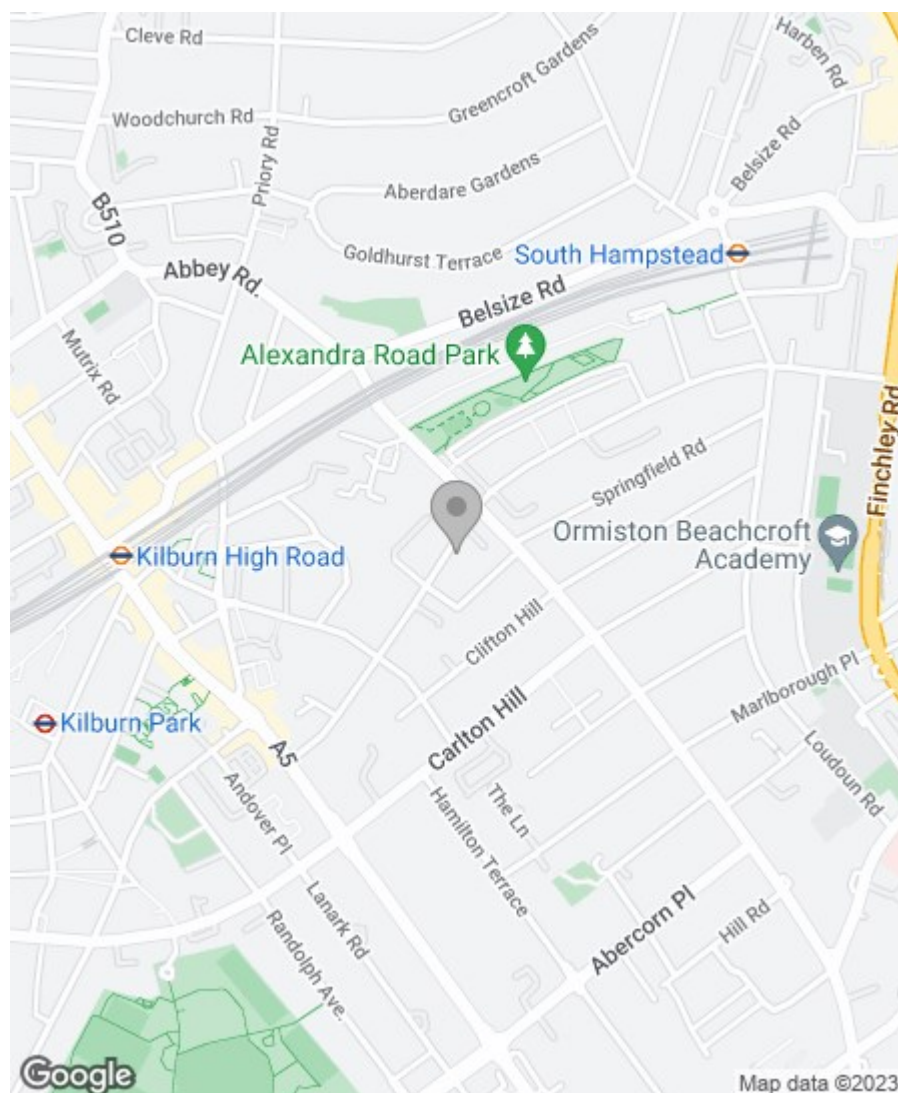
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FLOOR PLAN**

Property Overview

Location	St John`s Wood, NW8
Price	£2,275 Per Month
Bedrooms	2
Bathrooms	2
Receptions	1
Council	
Tax Band	F
Furnishing	Furnished/unfurnished

Key Features

- Duplex Apartment
- 1140 SqFt
- Own Entrance
- Separate Kitchen
- Two Bathrooms
- High Ceilings
- Close to Transport Links
- Close to Shops



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	80

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales

EU Directive
2002/91/EC



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).