



## Boundary Road, St John's Wood, NW8 £1,550 Per Month Furnished

A bright and spacious apartment within a period building above the numerous shops, cafe's and restaurants of Boundary Village, just off the ever popular Abbey Road. This spacious property comprises a bright reception room overlooking the front aspect with open plan fully fitted kitchen, double bedroom and bathroom. Boundary Road is a well-regarded residential street in the heart of St John's Wood off the historic Abbey Road, with a noted high street of shops and cafes. Local transport is just a short walk away comprising St John's Wood (Jubilee Line), Maida Vale (Bakerloo Line) and South Hampstead (Overground).





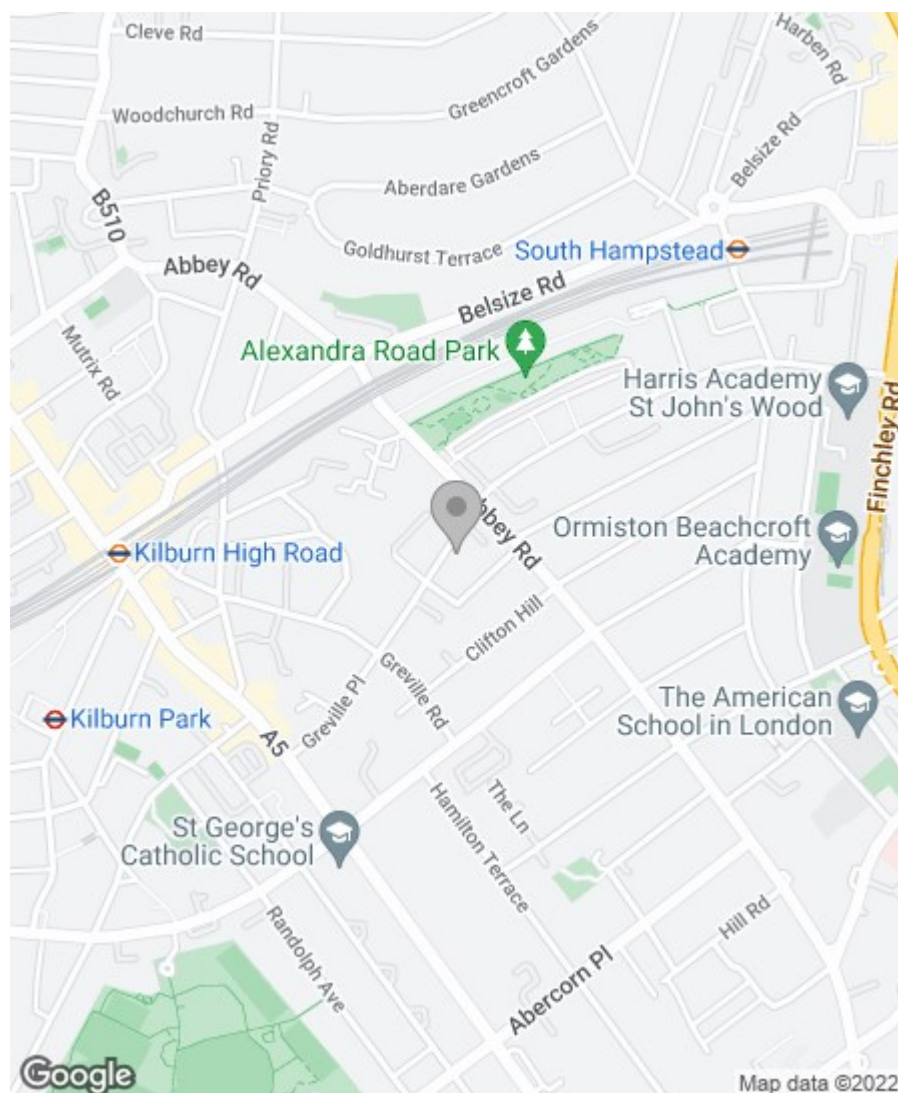
**g** | **AWAITING  
FLOOR PLAN**

## Property Overview

Location	St John's Wood, NW8
Price	£1,550 Per Month
Bedrooms	1
Bathrooms	1
Receptions	1
Council	Westminster
Tax Band	D
Furnishing	Furnished

## Key Features

- Bright Reception
- Quiet Village Location
- Semi Open-Plan Kitchen
- 1 Bedroom
- Bathroom
- Rear-Facing Bedroom
- Close To Local Transport Links
- Available 20th July 2022



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

## England & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C	67	67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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).

