



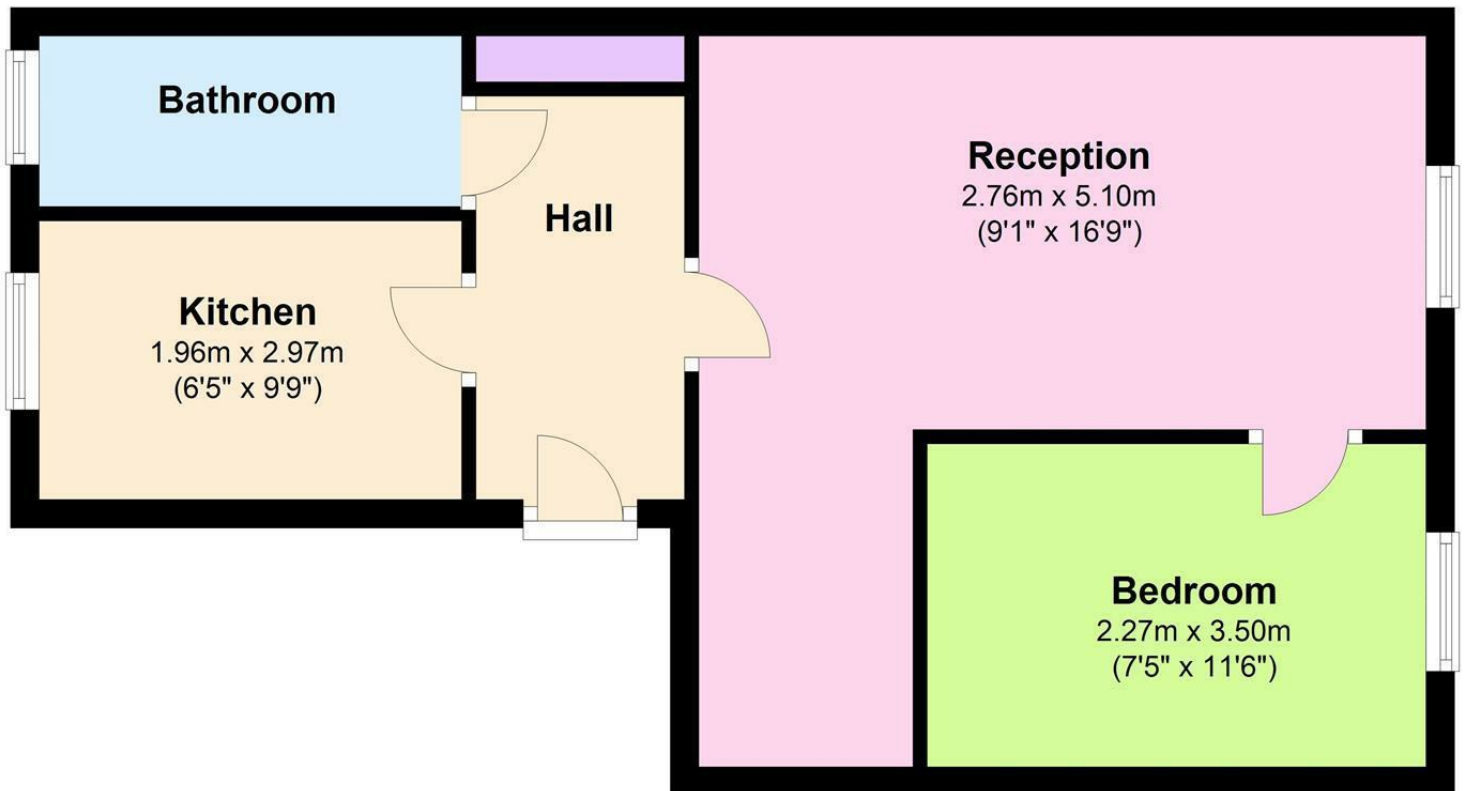
Boundary Road, St Johns Wood, NW8 £370,000 Subject to contract

A smart one bedroom property situated off London's historic Abbey Road in St John's Wood. Located on the first floor and boasting high ceilings and large sash windows the property comprises a double bedroom, spacious reception with dining area/study which could be converted to a second room, separate kitchen and fitted shower room. Boundary Road is a popular residential street with a number of shops and cafes, located close to local transport links including St John's Wood (Jubilee Line), Maida Vale (Bakerloo Line) and South Hampstead (Overground). Please note this flat is currently tenanted and immediate vacant possession may not be available.



First Floor

Approx. 41.2 sq. metres (443.9 sq. feet)



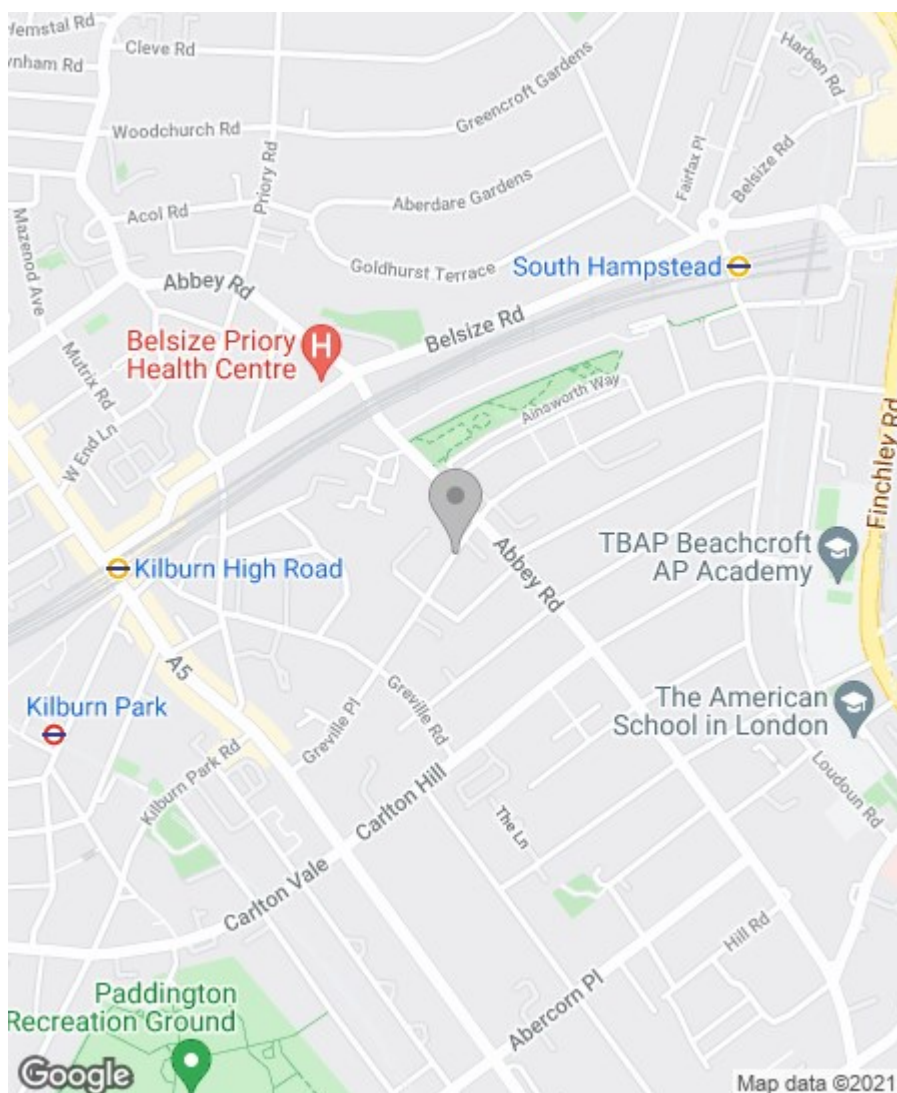
Total area: approx. 41.2 sq. metres (443.9 sq. feet)

Property Overview

Location	St Johns Wood, NW8
Price	Asking Price £370,000
Bedrooms	1
Bathrooms	1
Receptions	1
Tenure	Leasehold
Council	Camden
Tax Band	B
Current Ground Rent	TBC
Service Charge	TBC
Term	Approx 148 years remaining

Key Features

- Sole Agent
- One Bedroom
- Close To Local Transport Links
- Just off Abbey Road
- First floor
- Chain Free
- Long Lease
- Quiet Village Location



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		
	65	69

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
	67	85

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).