



Greenstone Estates Limited  
83 Boundary Road  
St John's Wood  
London NW8 ORG

## Abbey Road | NW8



This beautifully presented 2 bedroom, 2 bathroom flat is situated in a small, secure block on a quiet street just off the famous Abbey Road in St Johns Wood. This property is very close to all local amenities of St Johns Wood and has wooden floors, built in storage, a fully fitted kitchen with Granite Counter tops and breakfast bar, it also has a pretty communal garden which all add to what is a lovely flat in one of London's highly sought after locations; with St Johns Wood tube Station (Jubilee Line) just a short walk away and Maida Vale (Bakerloo Line) also within walking distance. VIEWING HIGHLY RECOMMENDED

Administration fee ZERO  
Contract Fee ZERO  
Inventory fee at cost £180 - £200  
Inventory Check out at cost £180 - £190  
Westminster Rates - Band E - £ 818

**£450 Per Week**

Lettings: 020 7625 1000  
Sales: 020 7625 7000



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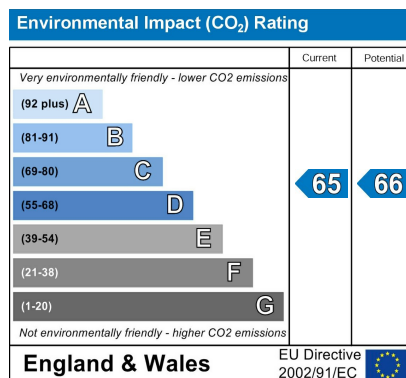
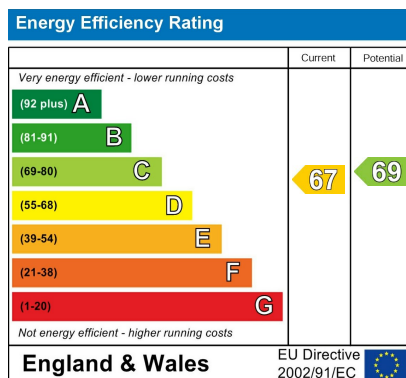


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## Fourth Floor

Approx. 58.7 sq. metres (631.9 sq. feet)



Total area: approx. 58.7 sq. metres (631.9 sq. feet)

**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).