

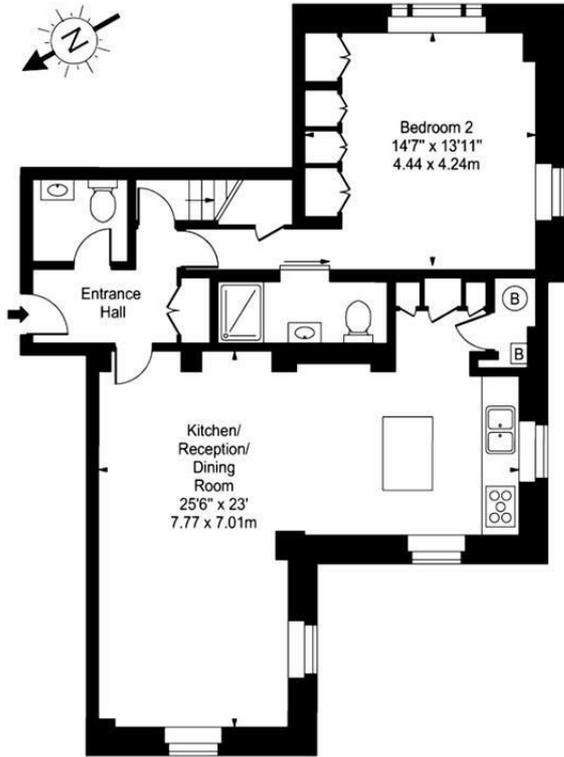


Hall Road, St Johns Wood, NW8 £5,178 Per Month Furnished

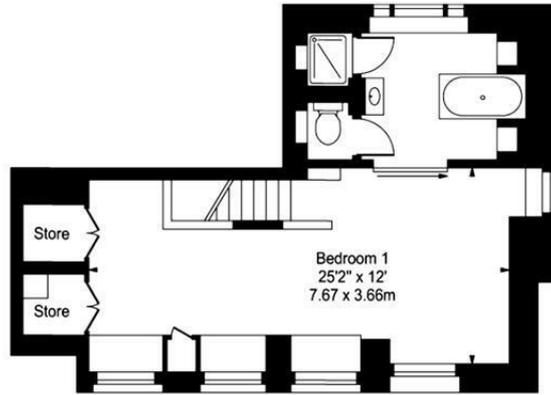
A stunning split level apartment situated within a modern portered block with off street parking in St Johns Wood. The property is situated on the third and fourth floors and comprises an open plan kitchen/reception room full of wonderful natural light, two bedrooms, two bathrooms, high ceilings, 24 hour portage and off street parking. Located within close proximity to the large variety of shops, boutiques and restaurants of Little Venice Clifton Gardens and St John`s Wood. Transport links including Maida Vale Underground Station, Bakerloo Line and St John`s Wood Underground Station jubilee Line providing easy access to the West End, City and Canary Wharf.



Yoo Building, Hall Road, NW8



Third Floor



Fourth Floor

Approx Gross Internal Area 1325Sq Ft - 123.09 Sq M

For Illustration Purposes Only - Not To Scale

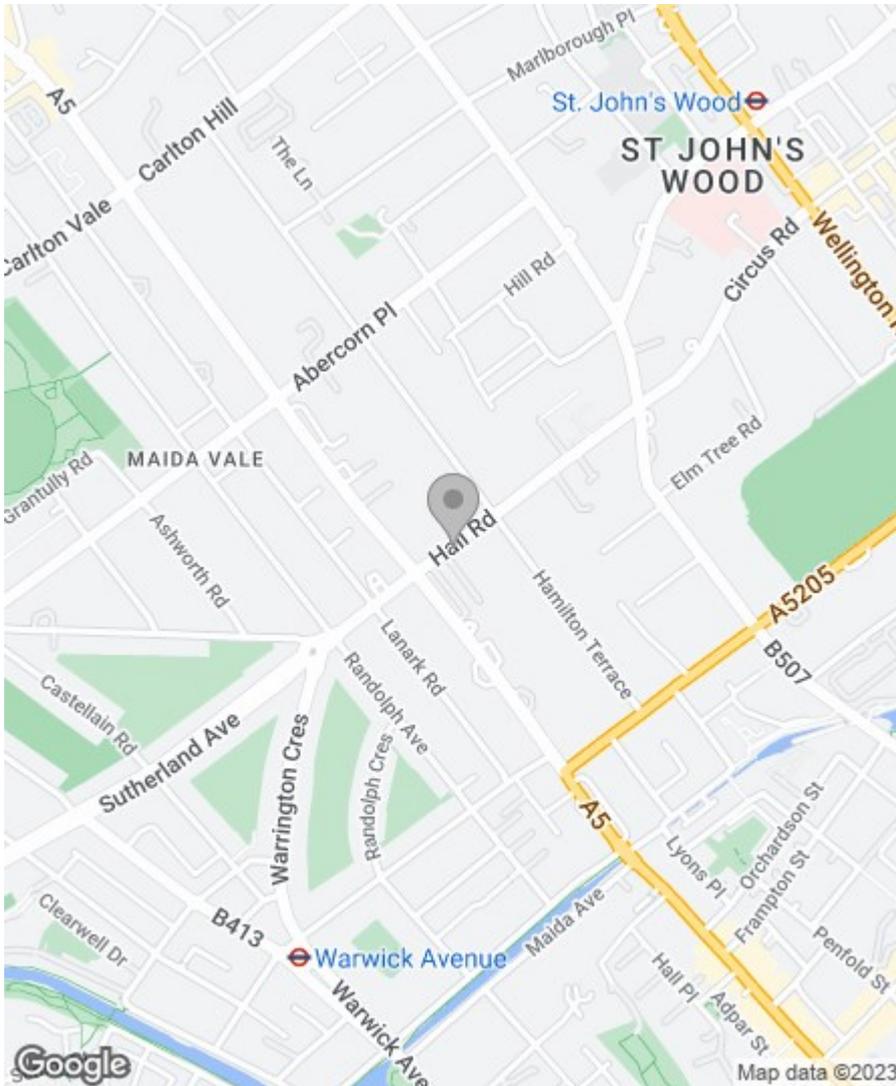
This floor plan should be used as a general outline for guidance only. Any intending purchaser/lessee should satisfy themselves by inspection, searches, enquiries and full survey of the property. The measurements shown are approximate and should not be taken as a property or be the basis of any sale or let.

Property Overview

Location	St Johns Wood, NW8
Price	£5,178 Per Month
Bedrooms	2
Bathrooms	2
Receptions	1
Council	Westminster
Tax Band	H
Furnishing	Furnished

Key Features

- 2 Bedrooms
- 2 Bathrooms
- 24hr Porter
- Passenger Lift
- Off Street Parking
- Fitted Wardrobes
- Open Plan Kitchen
- Philippe Starck Designed
- Phi



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		
	79	80

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		
	79	80

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).

