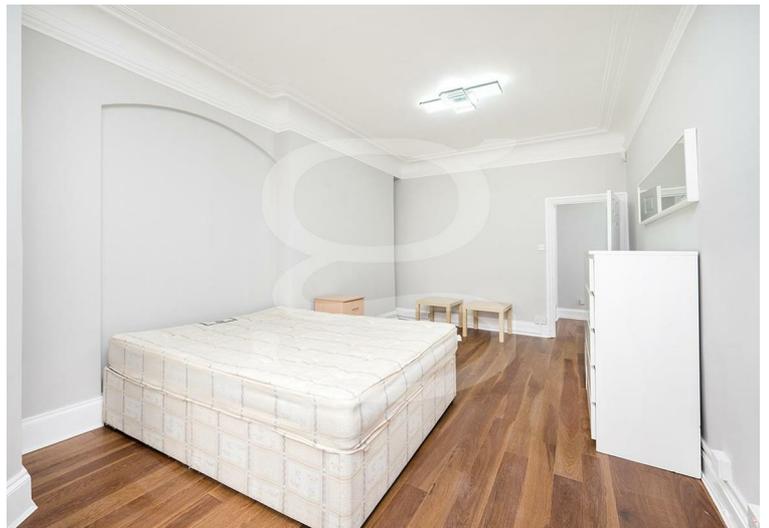


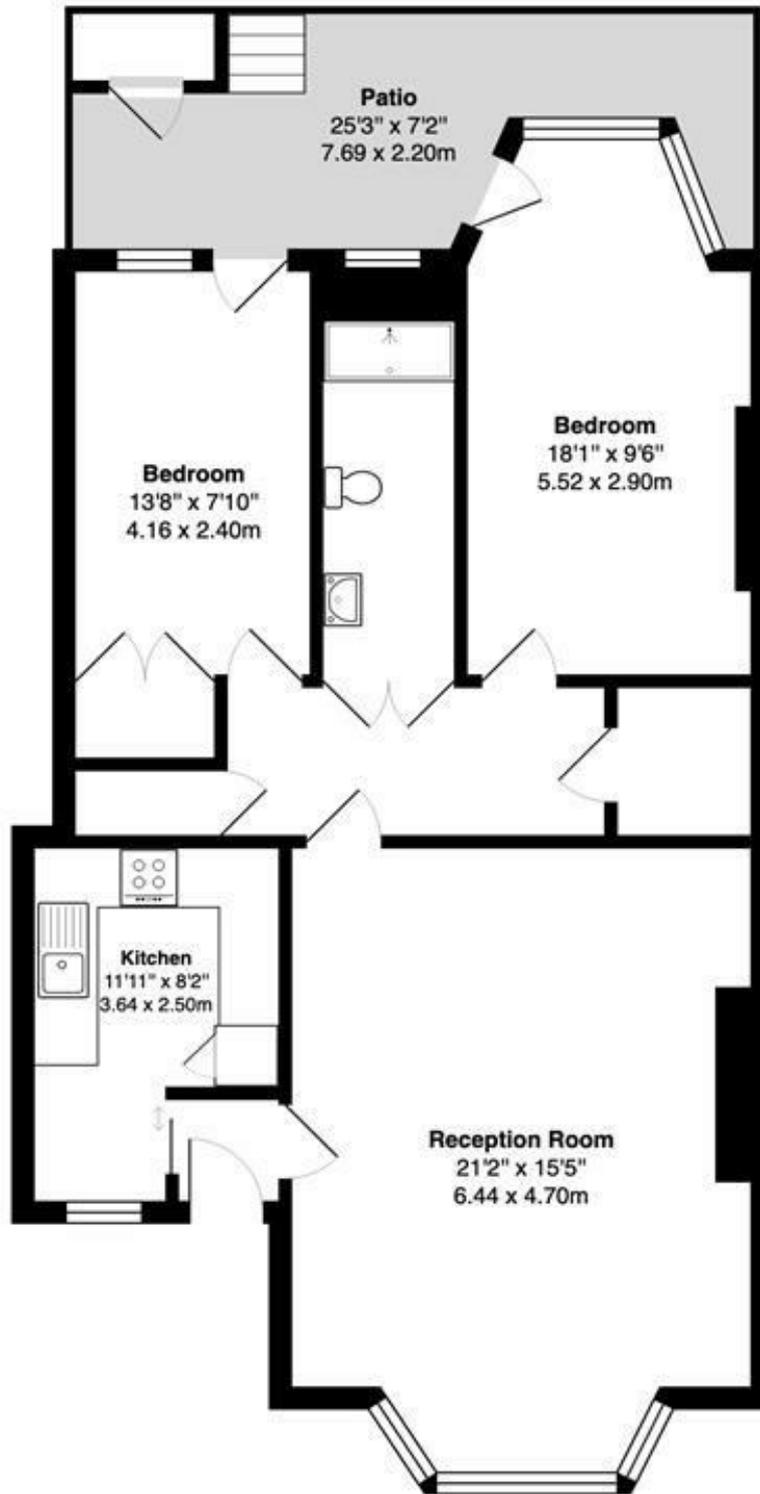
## Abbey Road St John`s Wood NW8 £2,750 Per Month Furnished/unfurnished

Photos for Information only as this Stunning 2-bedroom apartment has just undergone a complete refurbishment.

Located on Abbey Road and within a 5 min walk to St John`s Wood Underground, the apartment, accessed via its own private entrance, offers brand newly refurbished accommodation comprising a newly fitted separate kitchen with all appliances, large reception with a bay window to the front aspect, newly fitted wooden floor, 2 double bedrooms to the rear with new wooden floors, luxury brand new shower room. Access to a small private rear patio. Unfurnished

Abbey Road, apart from being made famous by the Beatles and Abbey Road Crossing, is also ideally located for transport links into Central London with bus routes 139, 13, and 189 through Oxford Circus to Waterloo. St John`s Wood Underground ( Jubilee Line ) is within a short walk.





**Lower Ground Floor**

Abbey Road NW8

**Total Gross Area: 890 ft<sup>2</sup> ... 82.7 m<sup>2</sup> (excluding patio)**

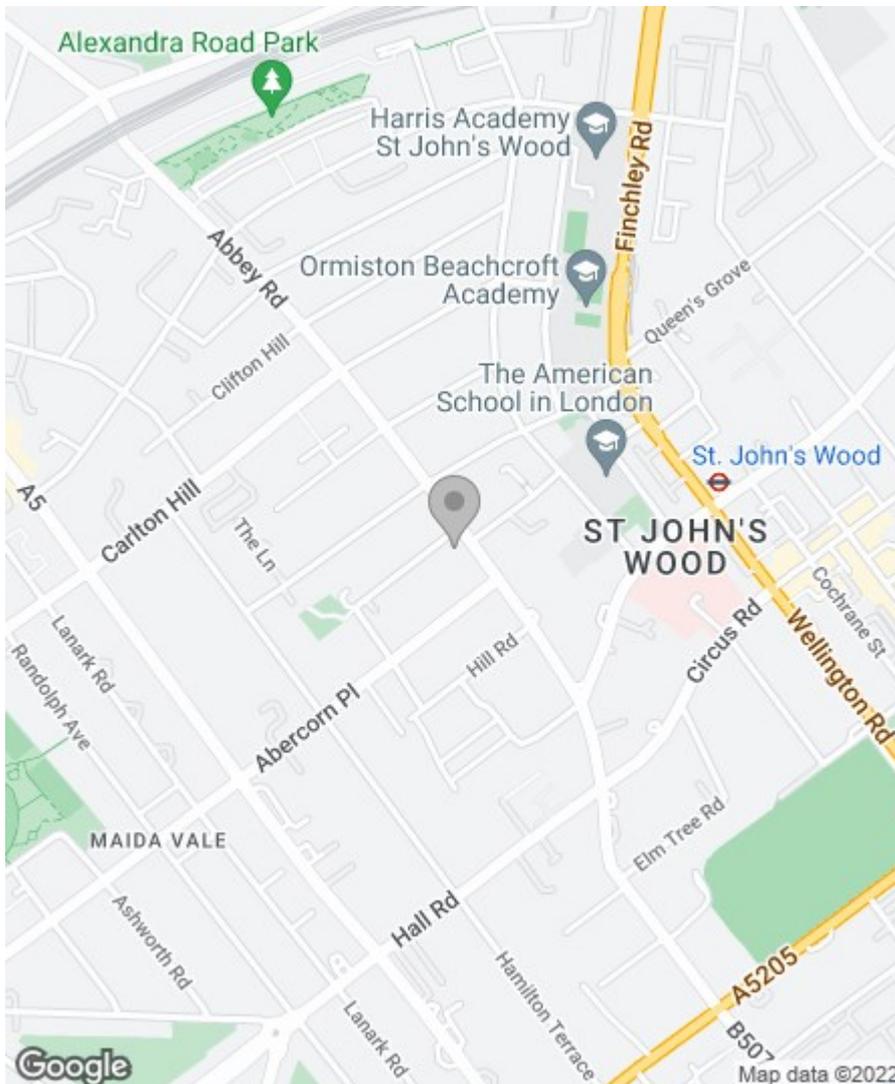
All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

## Property Overview

Location	St John`s Wood, NW8
Price	£2,750 Per Month
Bedrooms	2
Bathrooms	1
Receptions	1
Council	
Tax Band	
Furnishing	Furnished/unfurnished

## Key Features

- All Newly refurbished
- New Wooden floors
- New Kitchen
- New Bathroom
- Great Location
- Own Entrance
- Available now



## Energy Efficiency Rating

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

**England & Wales**

EU Directive  
2002/91/EC



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

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

**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).

