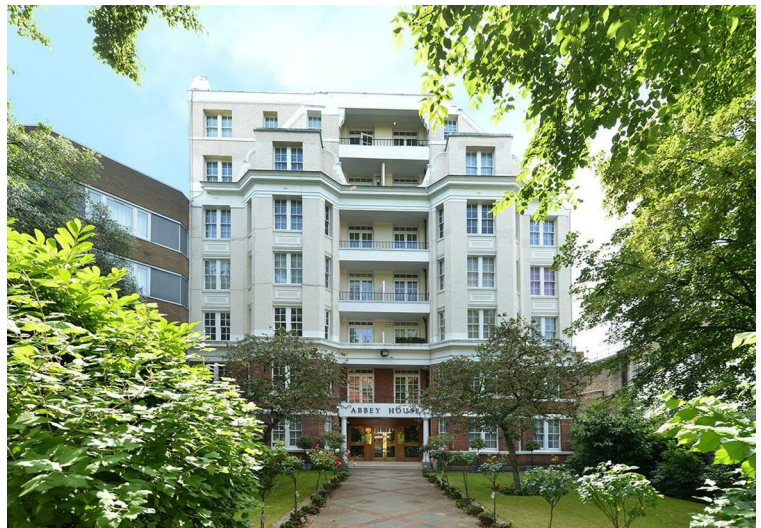
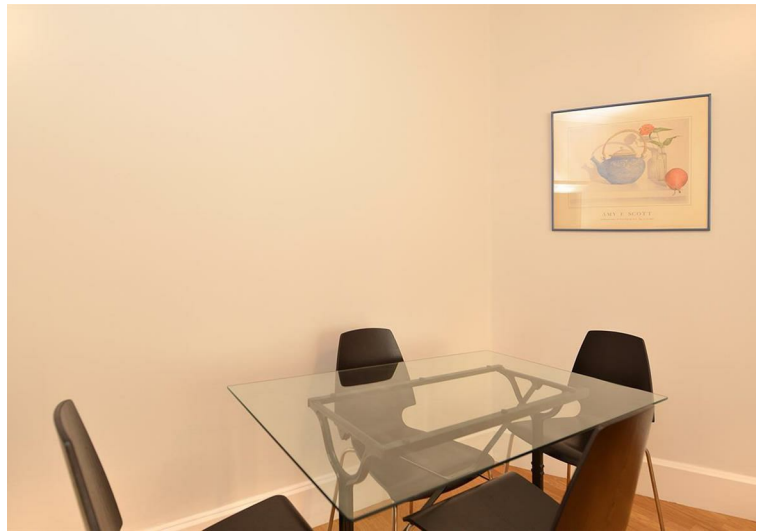




Abbey Road, St Johns Wood, NW8 £1,800 Per Month Furnished

A charming and well presented apartment, ideally located in an imposing portered mansion block (with lift) moments from Lord's Cricket Ground. The property is situated on the first floor and comprises a bright reception room, separate kitchen, double bedroom with fitted wardrobe, shower room and a balcony. Located on Abbey Road, the property is within easy reach of an excellent selection of shops, bars and restaurants in St John's Wood, whilst the green open spaces of Regent's Park are close by. The nearest underground station is St John's Wood (Jubilee Line).



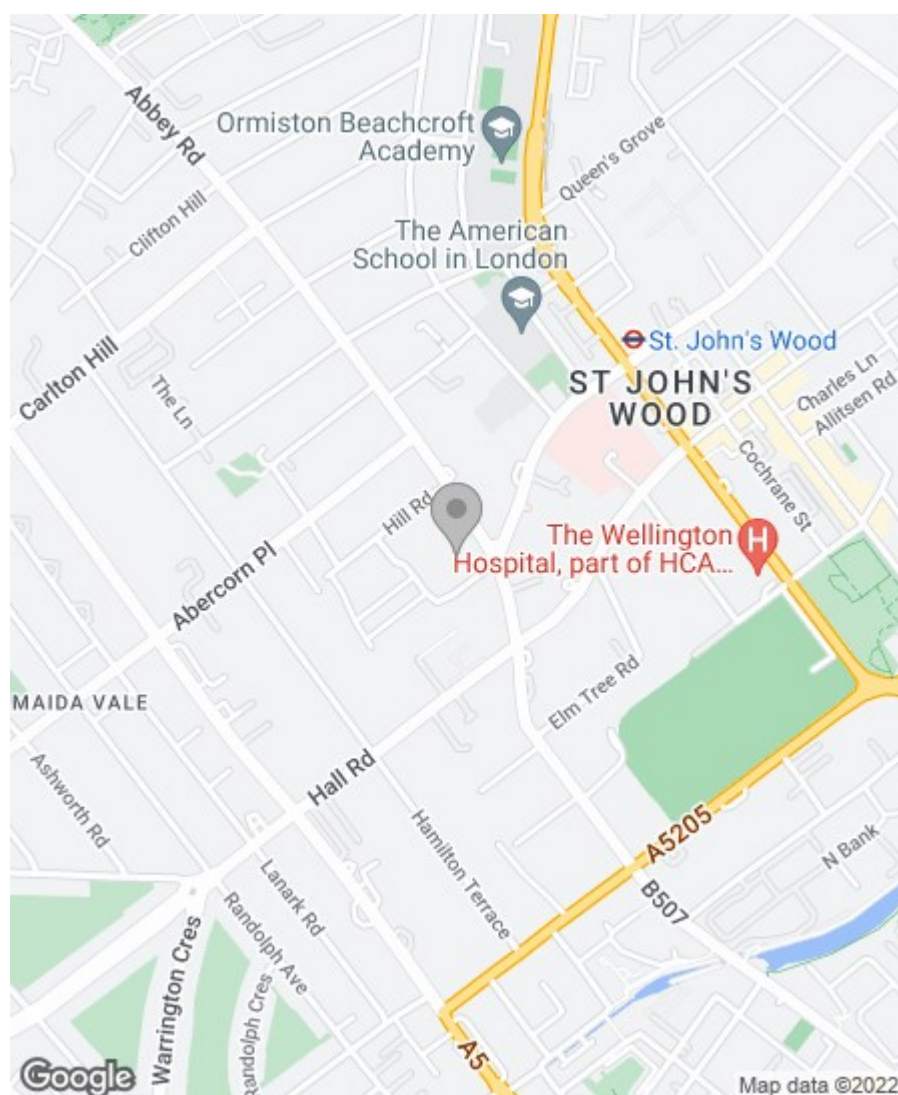
g | **AWAITING
FLOOR PLAN**

Property Overview

Location	St Johns Wood, NW8
Price	£1,800 Per Month
Bedrooms	1
Bathrooms	1
Receptions	1
Council	Westminster
Tax Band	D
Furnishing	Furnished

Key Features

- 1 Bedroom
- Shower Room
- Wooden Floors
- Porterage
- Communal Gardens
- Passenger Lift
- Close to Transport Links
- Available 29th August



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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		80
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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).