



## Abercorn Place, London £1,395 Per Month Furnished/unfurnished

Only Moments from the famous Abbey Road, we are delighted to offer this modern apartment in this extremely popular purpose built block in St Johns Wood.

The apartment is located to the rear on the ground floor and comprises a reception, separate kitchen, double bedroom and fully tiled shower room. Further benefits include 24hr porter, communal garden, cycle store and communal heating and hot water included in the rent.

Abercorn Place is ideally located between both St John's Wood (Jubilee Line) and Maida Vale (Bakerloo Line) as well as a great selection of shops and bus links on your doorstep. Westminster is known for having one of the cheapest council tax rates in all the London boroughs.





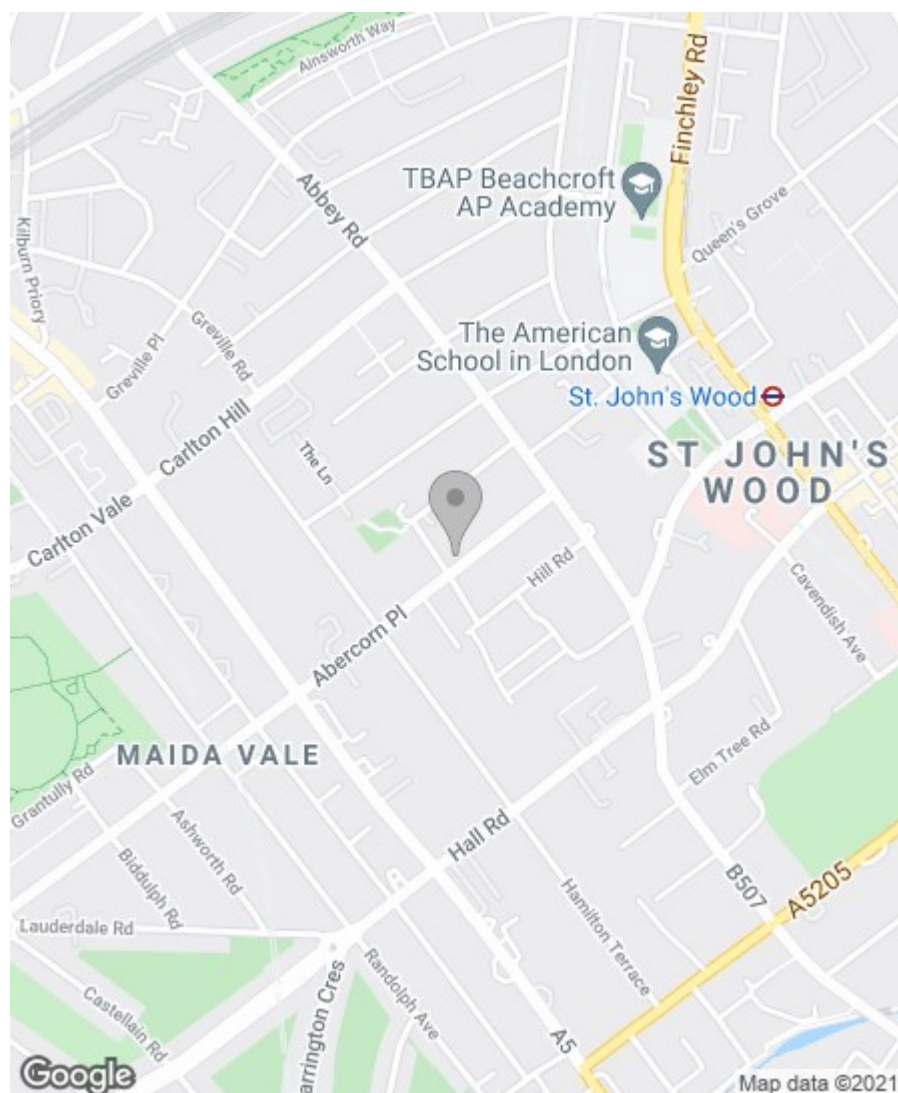
**g** | **AWAITING  
FLOOR PLAN**

## Property Overview

Location	, NW8
Price	£1,395 Per Month
Bedrooms	1
Bathrooms	1
Receptions	1
Council	
Tax Band	C
Furnishing	Furnished/unfurnished

## Key Features

- Communal Gardens
- Bike Storage
- 24 Hour Porter
- Ground Floor
- Bright
- Modern
- Wooden Floors
- Close to Transport Links



## 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		
	67	77

## England & Wales

EU Directive  
2002/91/EC



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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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).