



## Abercorn Place, St Johns Wood, NW8 £360 Per Week Furnished

**\*\* ALL BILLS INCLUDED \*\*** A newly refurbished and beautifully presented apartment located on one of St Johns Wood's premier roads. Abercorn Place is a stunning tree lined boulevard and St Johns Wood is the finest post code in North West London with the West End on your door step, a stunning high street and Regents Park all within walking distance. The property benefits from a reception room full of wonderful natural light with separate kitchen, double bedroom and bathroom. 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.





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

## Property Overview

|            |                    |
|------------|--------------------|
| Location   | St Johns Wood, NW8 |
| Price      | £360 Per Week      |
| Bedrooms   | 1                  |
| Bathrooms  | 1                  |
| Receptions | 1                  |
| Council    | Westminster        |
| Tax Band   |                    |
| Furnishing | Furnished          |

## Key Features

- 1 Bedroom
- Bathroom
- Close to Transport Links
- Great Location
- Open Plan Kitchen
- Wooden Floors
- Ample Storage
- Available Now



## 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 |         |           |

## England & Wales

EU Directive  
2002/91/EC



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

|   | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO2 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 CO2 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).

