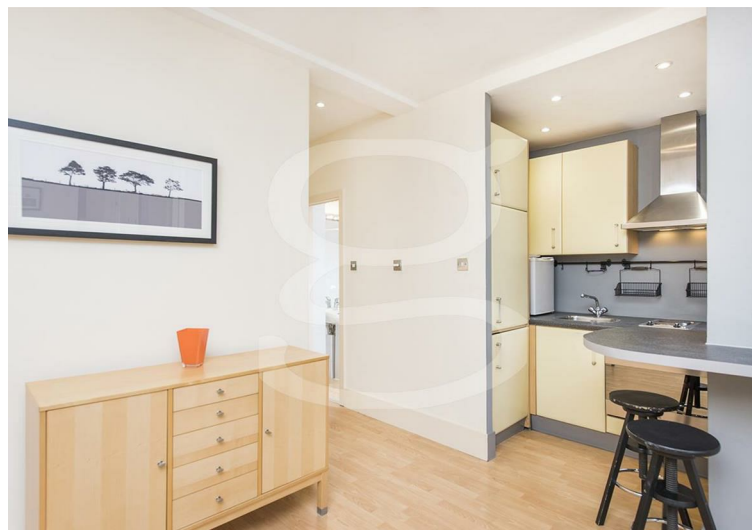
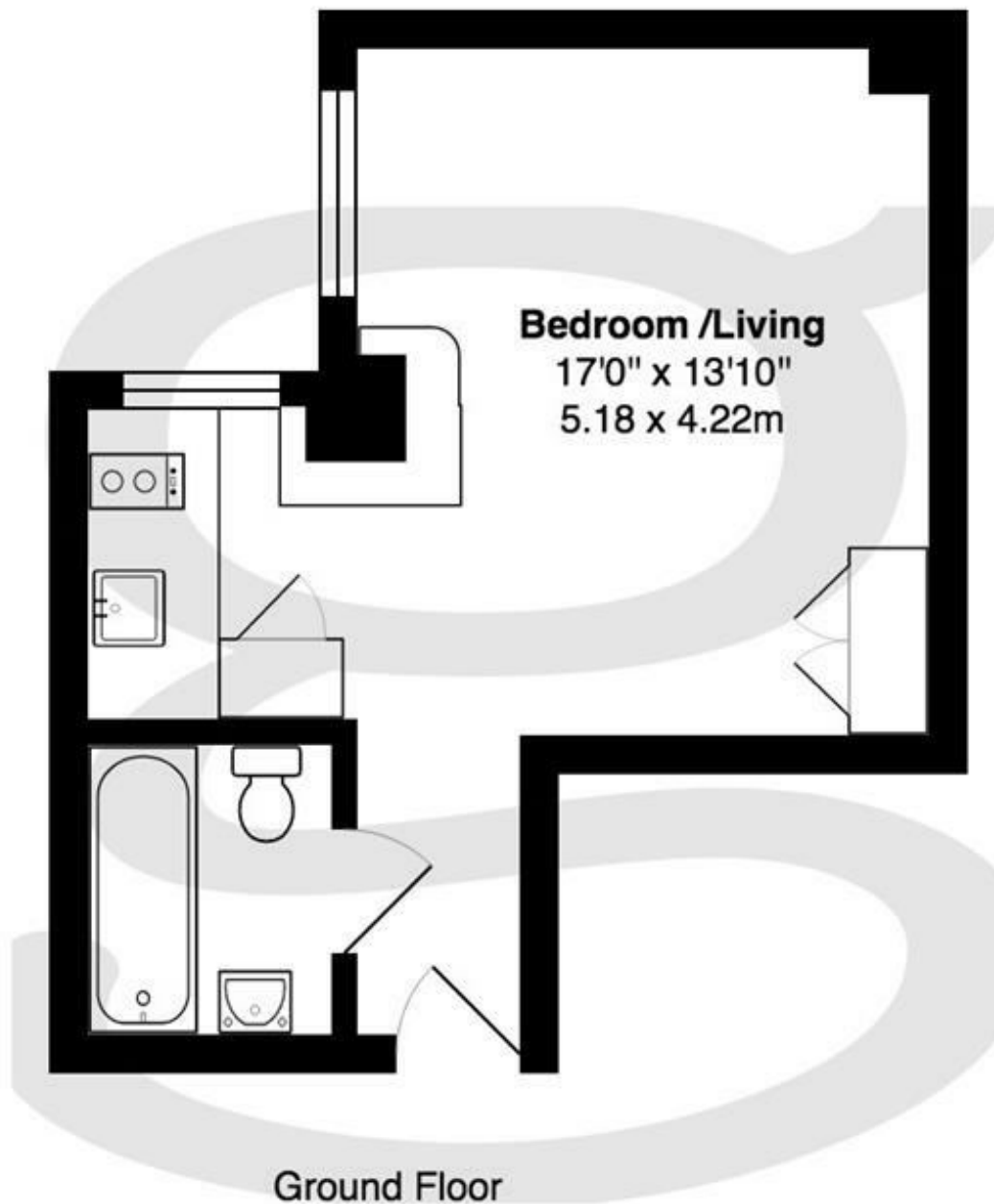




## Abercorn Place, St John's Wood, NW8 £1,175 Per Month Furnished

Set within this very popular block, ideally located, within easy access in St John's Wood Tube Station we are delighted to offer that bright self contained studio. The apartment is situated on the ground floor and comprises a bright studio room with wooden floors and large window overlooking the communal gardens, a fully fitted kitchen and separate bathroom with shower. Benefits include 24hr portorage 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. St Johns Wood is one of the finest locations in North West London with a superb high street with wonderful restaurants, boutique shops and The American School in London (ASL). Close to extensive open spaces of Regents Park, Primrose Hill, Paddington Recreational ground and the Regents Canal. Very close to the West End, Edgware Road, Marble Arch, easy commute to the City, direct train to Canary Wharf and close to Paddington Station and the Heathrow Express.





**Abercorn Place St Johns Wood NW8**

**Total Area: 248 ft<sup>2</sup> ... 23.1 m<sup>2</sup>**

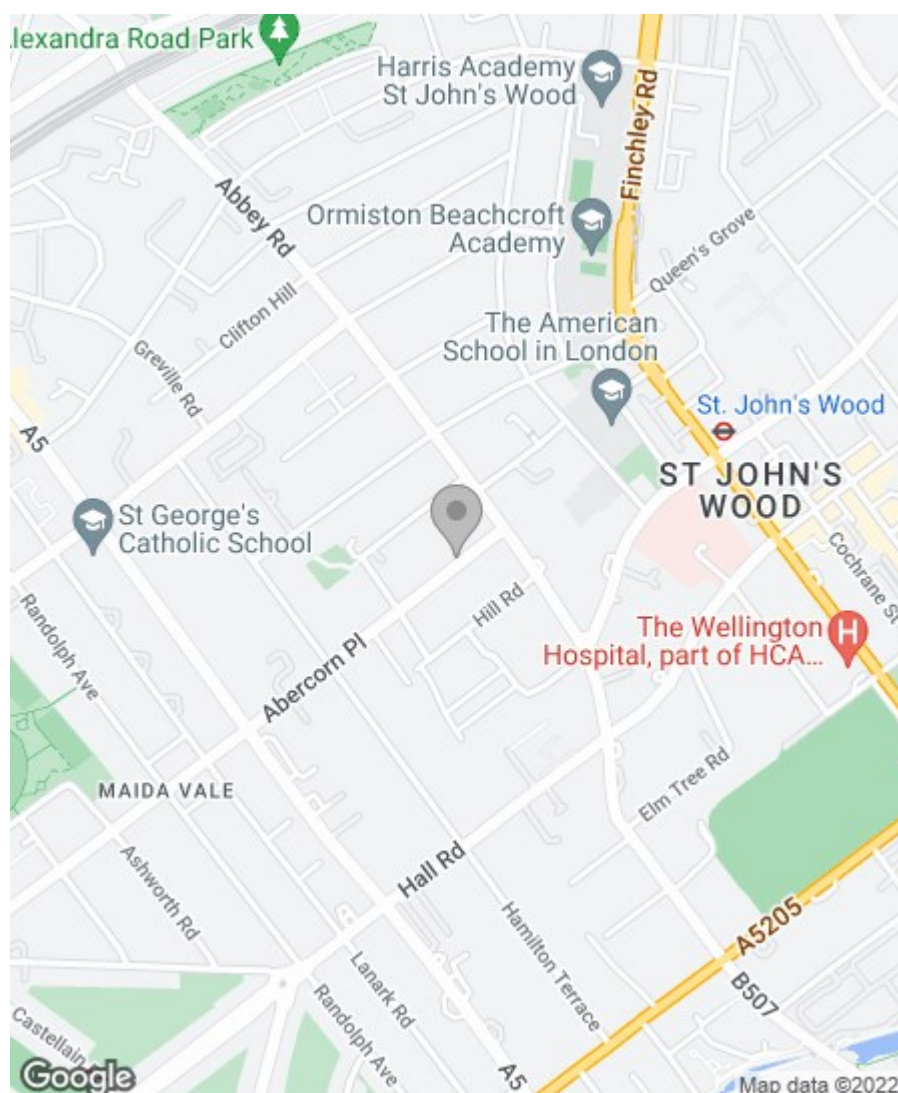
Floor plans are for identification guideline purposes only , not to scale  
compliant with the RICS code of measuring practice

## Property Overview

Location	St John's Wood, NW8
Price	£1,175 Per Month
Bedrooms	0
Bathrooms	1
Receptions	1
Council	Westminster
Tax Band	A
Furnishing	Furnished

## Key Features

- Communal Gardens
- Wooden Floors
- Communal Heating/Hot Water
- 24hr Porter
- Great Location
- Close to Transport Links



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	75
(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 CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C	68	68
(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).