



## Belgrave Gardens, London £2,700 Per Month Furnished/unfurnished

A great opportunity to live in a brand newly refurbished building within a short stroll to the Boundary Road shops, bars, restaurants and the famous Abbey Road studios

The property is situated on the the lower ground floor and comprises three bedrooms, three bathrooms an open-plan living kitchen and a garden, to include decked seating area and grassy area to rear.

Belgrave Gardens is ideally locate just off Abbey Road with easy access to London West End, Regents Park and the numerous transport, travel links and restaurants the area has to offer.





# Garden Flat, Belgrave Gardens, NW8

Gross Internal Area (approx) = 91.1 sq m / 981 sq ft  
For identification only. Not to scale.  
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Lower Ground Floor  
Garden Flat



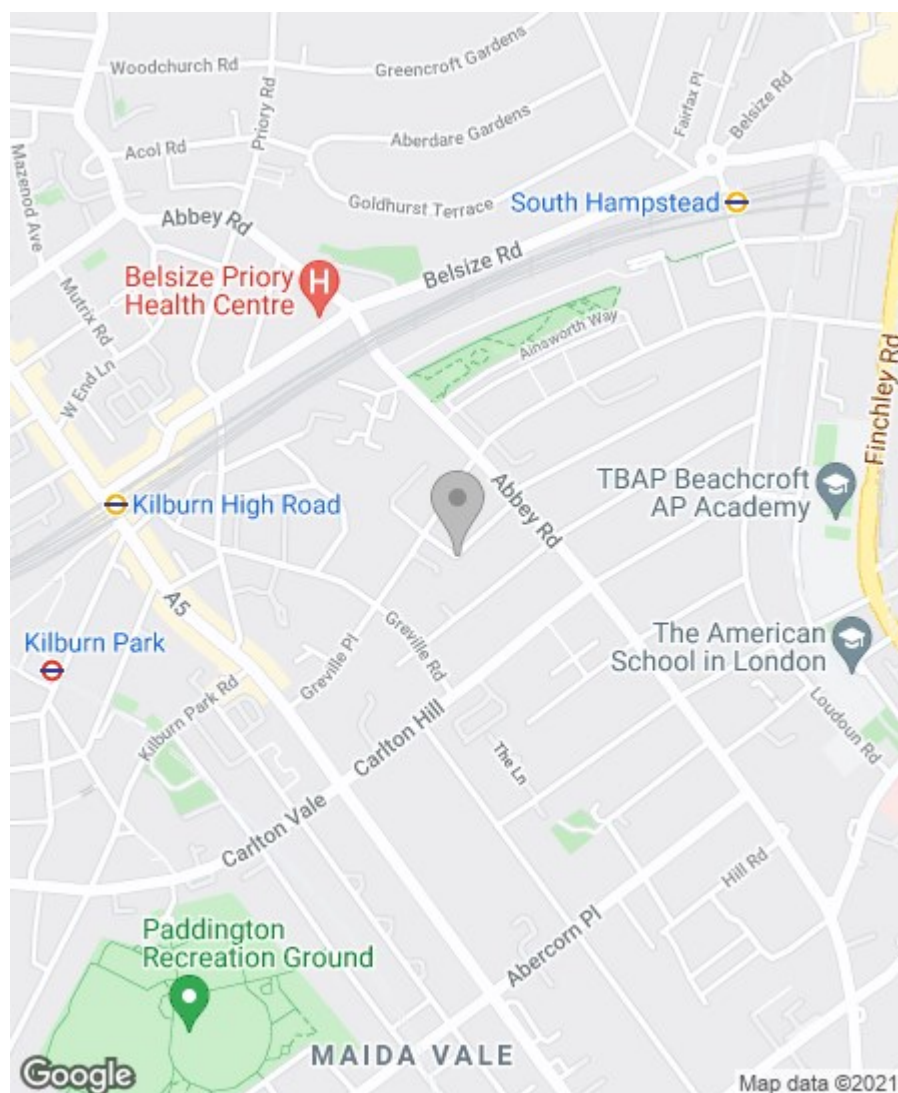


## Property Overview

Location	, NW8
Price	£2,700 Per Month
Bedrooms	3
Bathrooms	3
Receptions	1
Council	
Tax Band	
Furnishing	Furnished/unfurnished

## Key Features

- Brand New
- Garden
- Three bedrooms
- Three bathrooms
- Modern
- Fully Fitted Kitchen
- Close to shops
- 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	58	60
(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		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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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).