



## Belgrave Gardens, St John's Wood £1,300 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 raised ground floor and comprises a reception room with high ceilings, semi open-and plan kitchen, spacious bedroom and family bathroom. The landlord intends to redecorate and refresh the property after the current tenants vacate.

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.





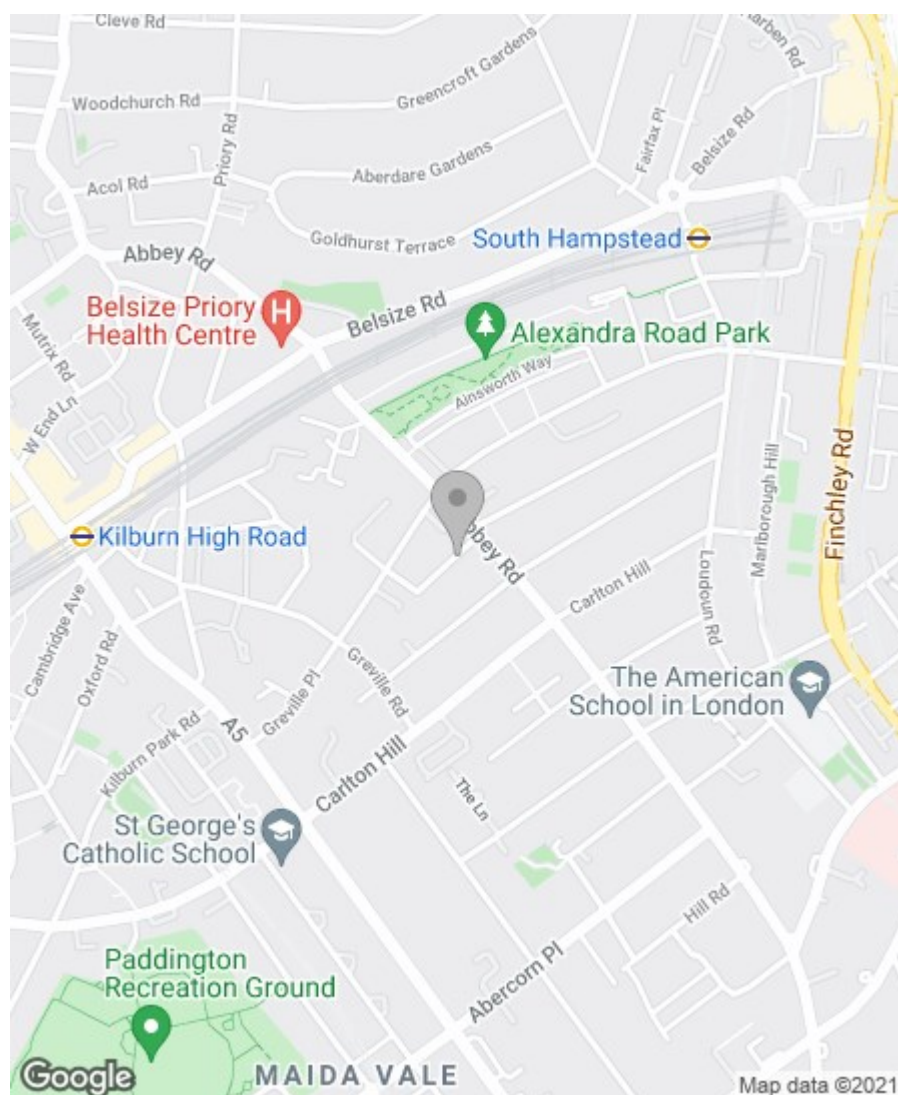
**g** | **AWAITING  
FLOOR PLAN**

## Property Overview

Location	St John's Wood, NW8
Price	£1,300 Per Month
Bedrooms	1
Bathrooms	1
Receptions	1
Council	
Tax Band	C
Furnishing	Furnished/unfurnished

## Key Features

- High Ceilings
- Period Features
- Great Location
- Property to be redecorated
- Large Bay Windows to Reception
- Close to Transport Links
- Pet Friendly
- Spacious



## 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		
	44	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		
	45	77

## England & Wales

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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).