

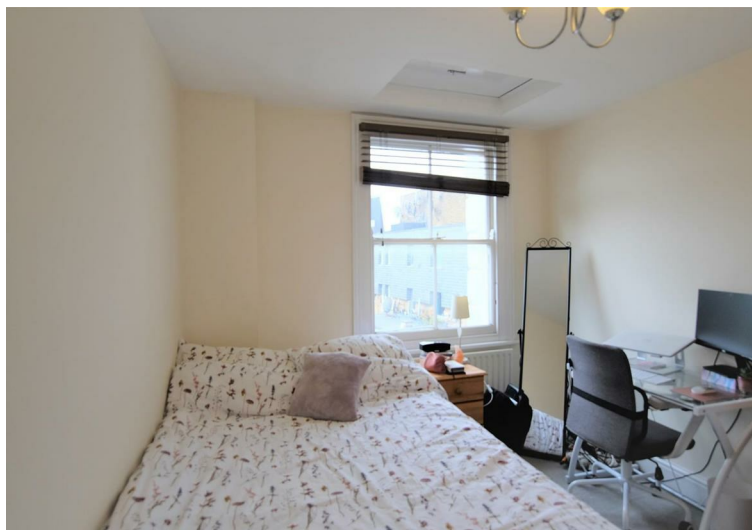


Belgrave Gardens, St Johns Wood, NW8 £2,495 Per Month Furnished

A well presented apartment situated within this well located period building close to numerous shops and transport links in St Johns Wood,

The apartment is arranged on the third and comprises a bright reception room, opening to fully fitted kitchen, three double bedrooms, bathroom and en suite.

Belgrave Gardens is located just off Abbey Road and offers a large selection of shops, restaurants and cafe's on its doorstep. There are numerous bus links on Abbey Road with Bus route 189 to Brent Cross and Bus Route 139 to Baker Street and West Hampstead. Swiss Cottage and St John's Wood (Jubilee Line) are also within a short walk.



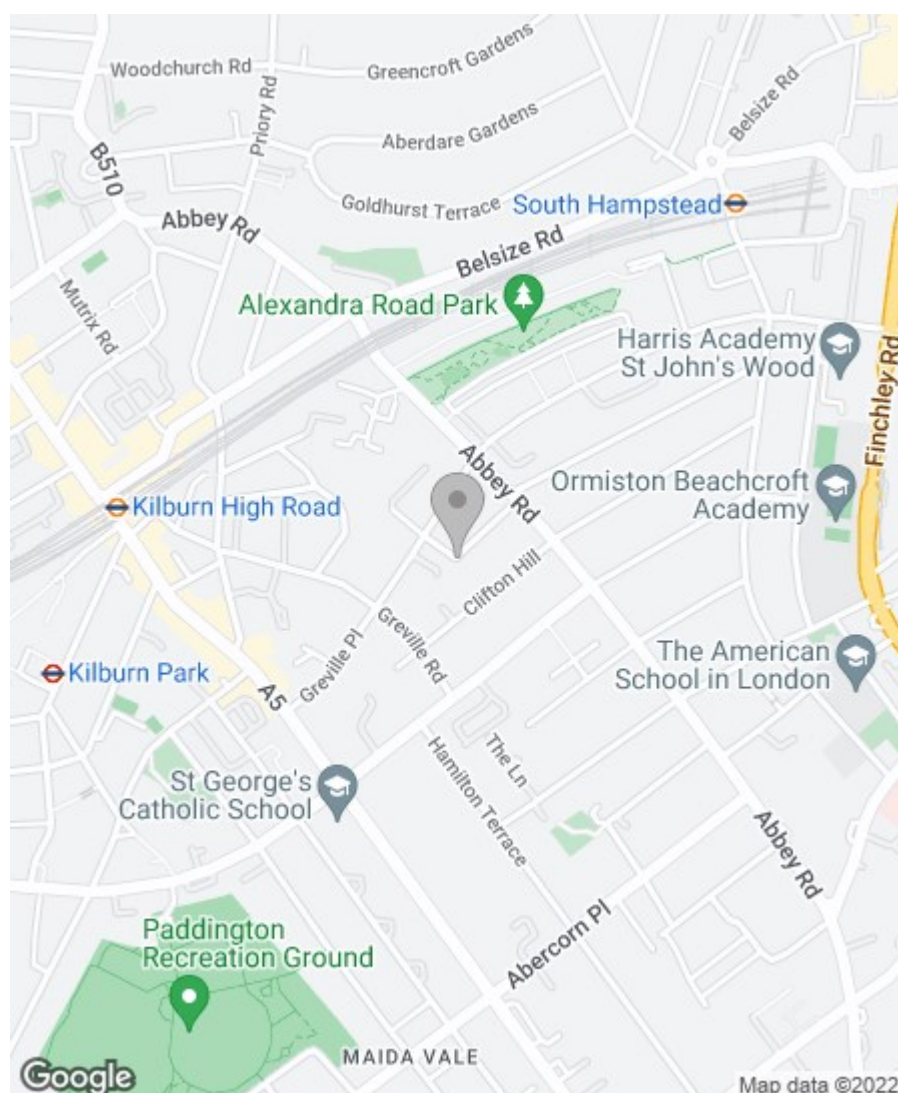
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FLOOR PLAN**

Property Overview

Location	St John's Wood, NW8
Price	£2,495 Per Month
Bedrooms	3
Bathrooms	2
Receptions	1
Council	Westminster
Tax Band	E
Furnishing	Furnished

Key Features

- 3 Bedrooms
- Bathroom
- Shower Room
- High Ceilings
- 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	80

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
	65	82

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).