

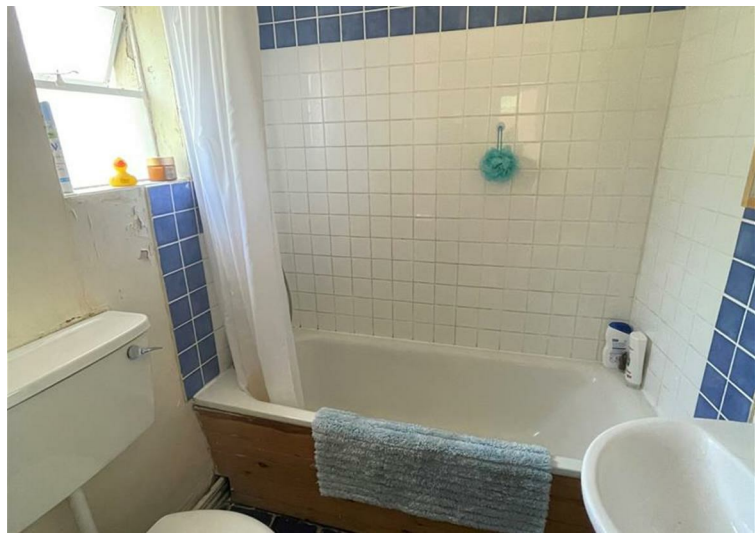
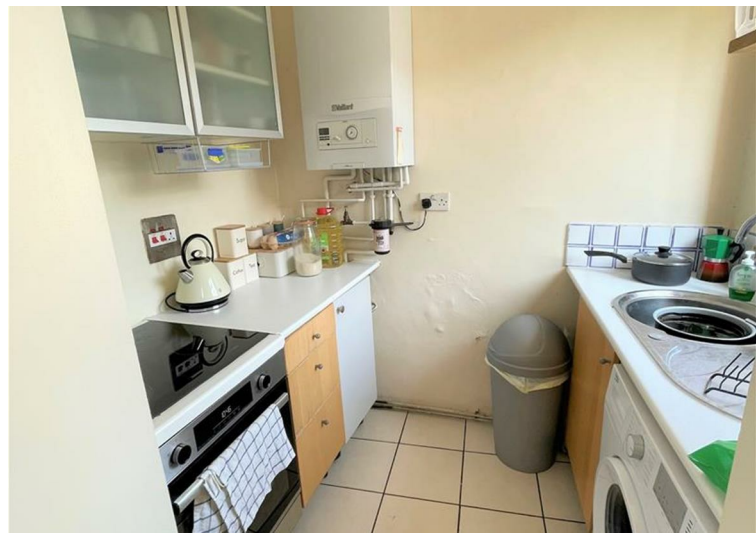


Bolton Road, St John's Wood NW8 £1,625 Per Month Furnished

A well proportioned apartment arranged on the 1st floor of a period house quietly located just off Boundary Road

This bright and very well presented 2 bedroom apartment offers a large reception with wooden floors, 2 sash windows to the front aspect and 2 Juliet balconies. The property further comprises of a large master bedroom, second good sized bedroom, fitted kitchen and bathroom.

Bolton Road is located just off Boundary Road with its large selection of shops, restaurants and cafes. Abbey Road is a short walk with numerous bus links and both St John's Wood and Maida Vale underground stations are within easy access.



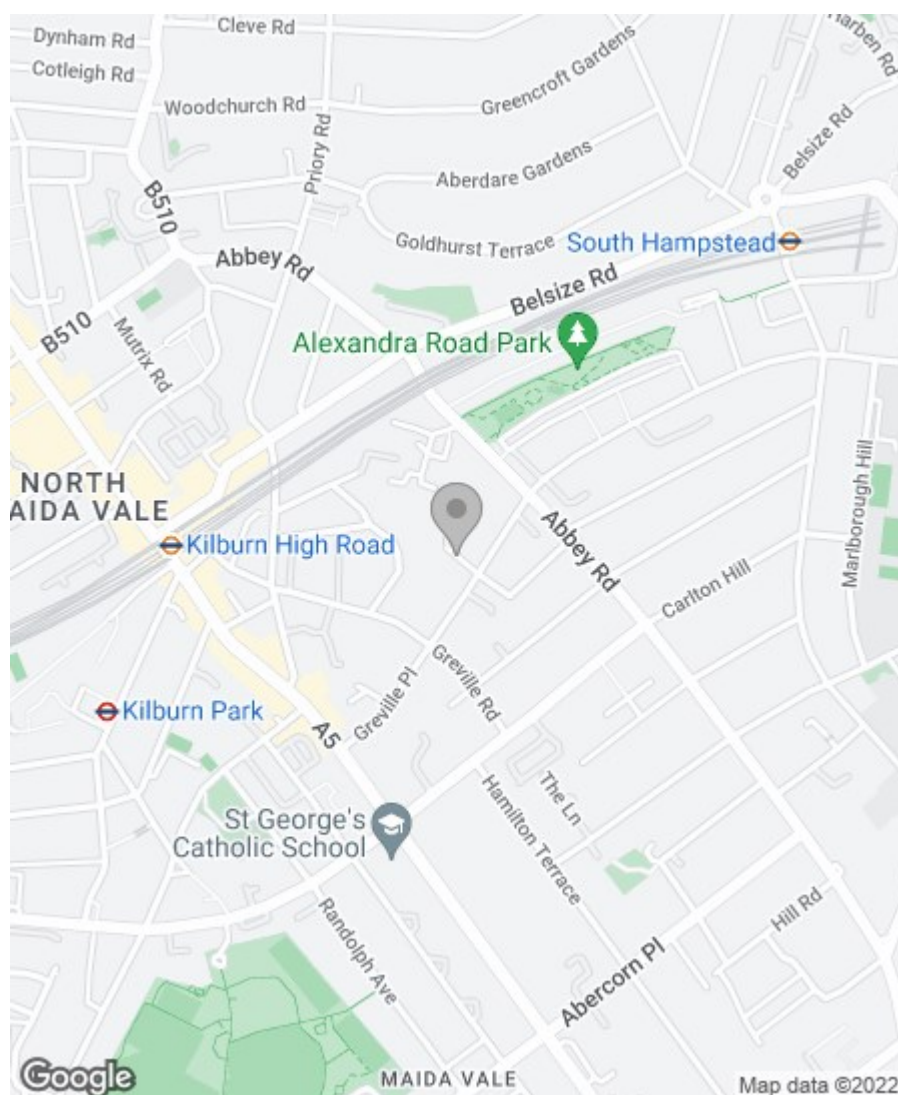
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FLOOR PLAN**

Property Overview

Location	St John`s Wood, NW8
Price	£1,625 Per Month
Bedrooms	2
Bathrooms	1
Receptions	1
Council	
Tax Band	D
Furnishing	Furnished

Key Features

- Bright
- Spacious
- High Ceilings
- Juliette Balcony
- Quiet No Through Road
- 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	62	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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		

England & Wales

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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).