



Boundary Road | NW8



This exceptionally spacious and bright 2 bedroom, 2 bathroom apartment makes for a lovely home and is ideally located just off Abbey Road. Arranged over 2 floors and accessed via its own entrance on Boundary Road the property offers a huge reception with high ceilings, large sash windows and feature fire place. A separate eat-in kitchen, family bathroom and stairs leading to a master bedroom with en-suite bathroom and fitted wardrobes and a further double bedroom with sash window to the rear.

Ideally located, only moments from 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. The apartment also has a variety of shops, cafe's and restaurants on its doorstep.

Westminster Council Band F - £ 993.98
EPC - D

Agency Fees
Tenancy Preparation and referencing £ 300 plus VAT
Inventory - charged at Cost TBC

£500 Per Week

Lettings: 020 7625 1000
Sales: 020 7625 7000



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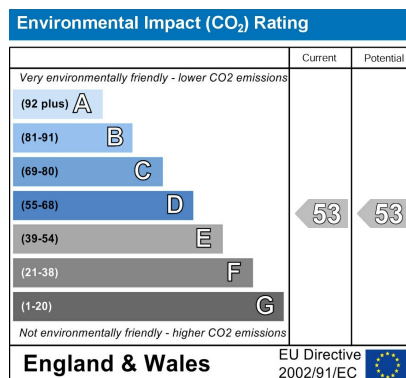
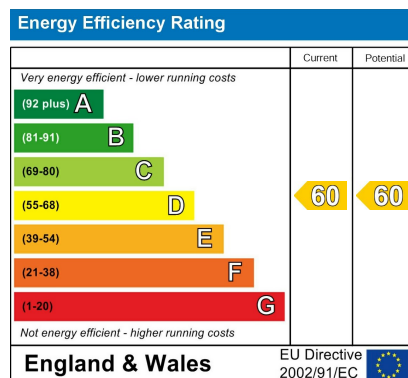


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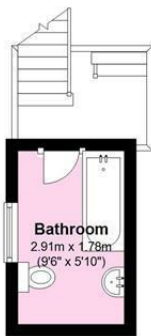
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Ground Floor
Approx. 6.1 sq. metres (66.0 sq. feet)



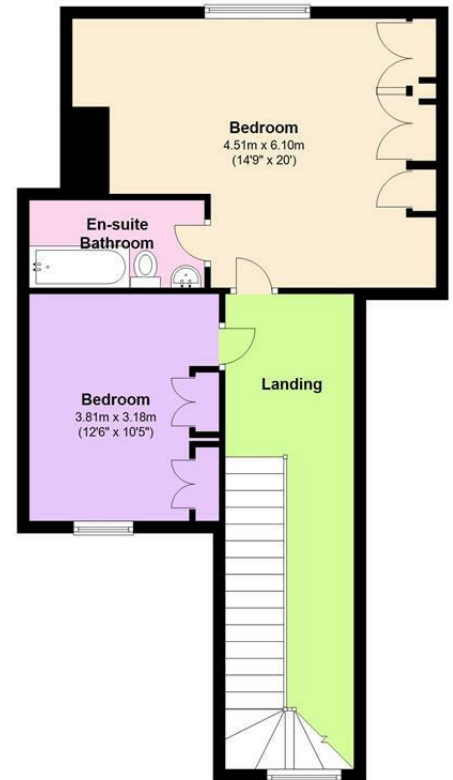
Half Landing
Approx. 5.2 sq. metres (55.8 sq. feet)



First Floor
Approx. 45.9 sq. metres (494.0 sq. feet)



Second Floor
Approx. 58.8 sq. metres (632.4 sq. feet)



Total area: approx. 116.0 sq. metres (1248.2 sq. feet)

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).