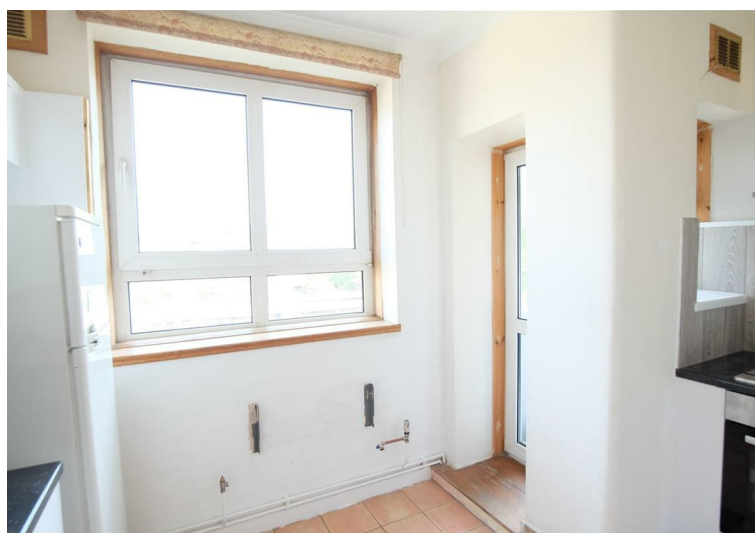




## Boundary Road, St John's Wood, NW8 £2,167 Per Month Furnished

This is a great opportunity to live within a short stroll to the Boundary Road shops, bars, restaurants and the famous Abbey Road studios. The property is arranged as a large reception with door to balcony, a separate kitchen with further balcony, three good sized double bedrooms, family bathroom and separate w/c. The apartment offers double glazing throughout and access to communal gardens. Close to Swiss Cottage (Jubilee Line), South Hampstead (Overground to Euston) and a short walk to Finchley Road (Metropolitan line) and the numerous Buses available from Finchley Road and Swiss Cottage. The O2 centre, cinema complex and Supermarkets are within easy walk.





## Fourth Floor

Approx. 73.5 sq. metres (790.9 sq. feet)





## Property Overview

Location	St Johns Wood, NW8
Price	£2,167 Per Month
Bedrooms	3
Bathrooms	1
Receptions	1
Council	Camden
Tax Band	D
Furnishing	Furnished

## Key Features

- 3 Double Bedrooms
- Close to Shops
- New Kitchen
- Great Location
- 2 Balconies
- Seperate WC
- Communal Gardens
- Available Aug 19th



## 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		
	67	74

## 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		
	63	72

## England & Wales

EU Directive  
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).