



Boundary Road, St Johns Wood, NW8 £2,300 Per Month Furnished/unfurnished

Superb location, just off Abbey Road, we are delighted to offer a spacious apartment with two balconies.

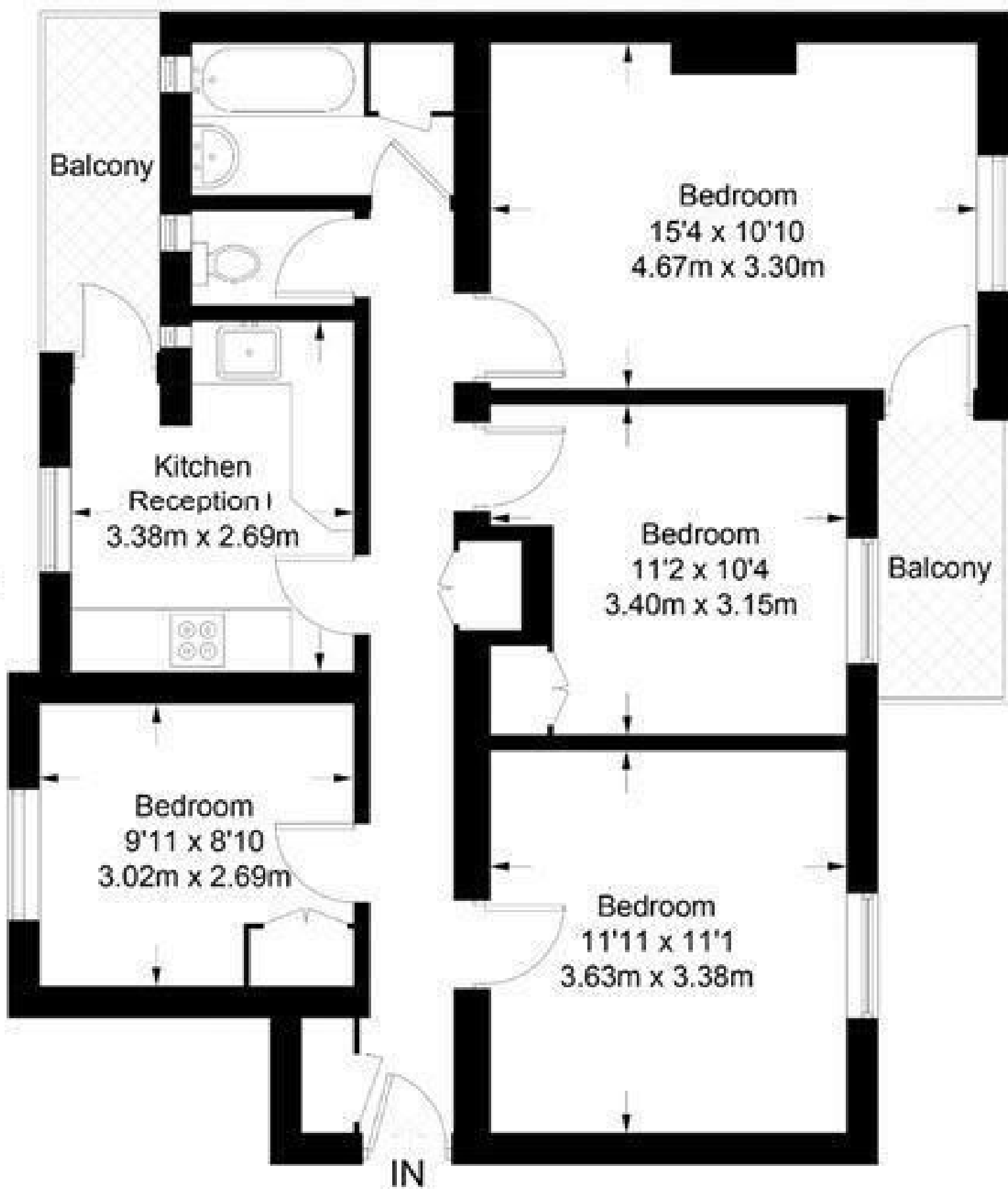
The property is arranged as a large reception with door to balcony, a fully fitted kitchen with further balcony, three good sized double bedrooms, family bathroom and separate wc. The apartment offers double glazing throughout and access to communal gardens.

Close to Abbey Road bus links, 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 center, cinema complex and Supermarkets are within easy walk.



Edgeworth House

Approximate Gross Internal Area = 814 sq ft / 75.6 sq m



Ground Floor

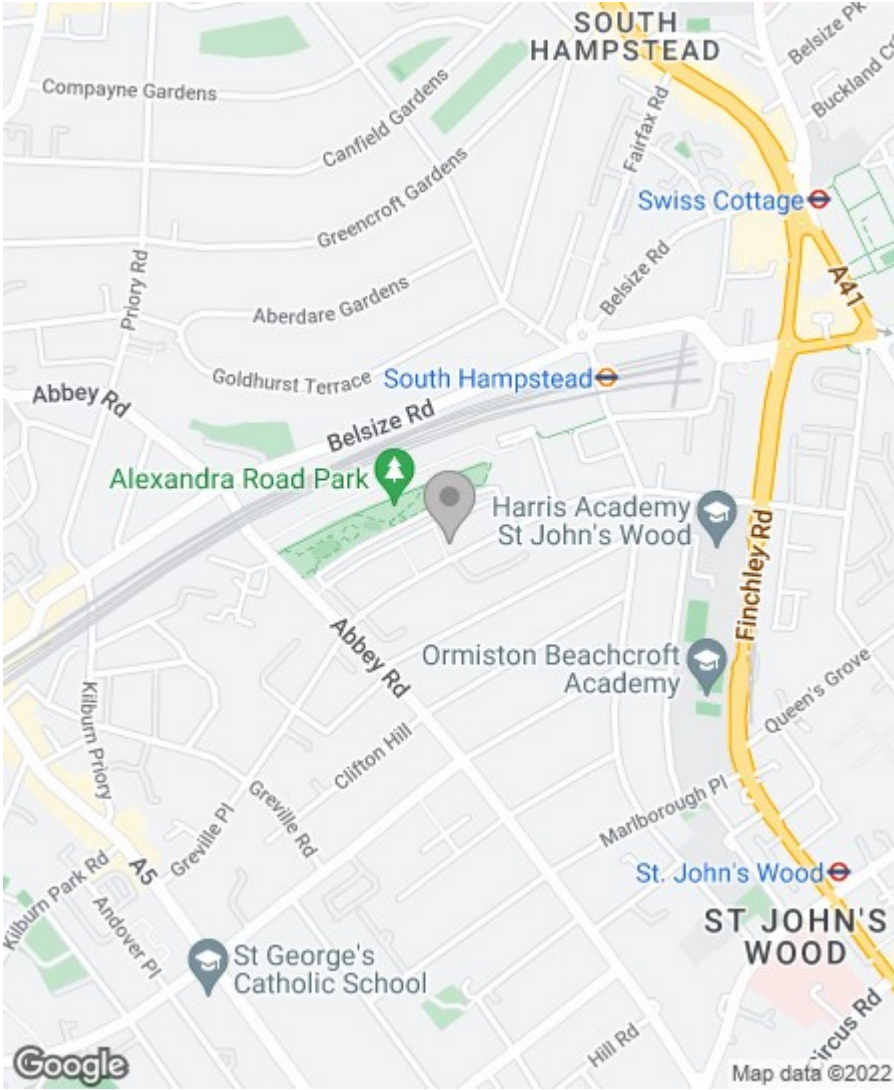
Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

Property Overview

Location	St John's Wood, NW8
Price	£2,300 Per Month
Bedrooms	3
Bathrooms	1
Receptions	1
Council	Camden
Tax Band	D
Furnishing	Furnished/unfurnished

Key Features

- Three Double Bedrooms
- Two Balconies
- Ground Floor
- Communal Gardens
- Eat in Kitchen
- Double Glazed
- Separate w/c
- 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		
	66	70
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) 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		
	62	65
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).