



Boundary Road, St John's Wood NW8 £1,550 Per Month Unfurnished

Discreetly located behind the popular retail parade of Boundary Village is this charming apartment with a private garden to the rear. Set over two floors the property offers a reception and kitchen on the raised ground floor with french doors leading down to the private garden, a shower room, stairs leading down to a guest WC, 2 bedrooms and further access to the garden and rear utility room. Boundary Village is very well located with numerous shops and restaurants and all just off Abbey Road offering a good selection of buses into London's West End. St Johns Wood (Jubilee) is a short Walk.



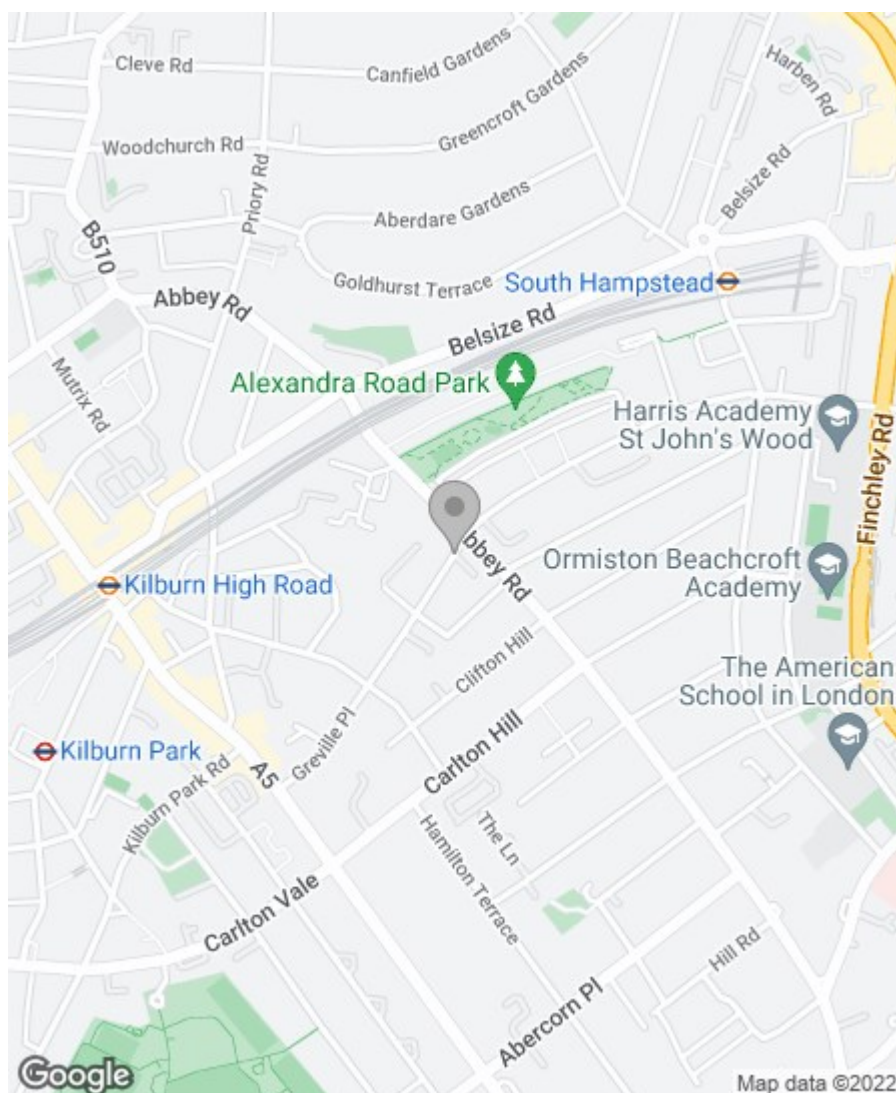
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FLOOR PLAN**

Property Overview

Location	St John`s Wood, NW8
Price	£1,550 Per Month
Bedrooms	2
Bathrooms	1
Receptions	1
Council	Westminster
Tax Band	D
Furnishing	Unfurnished

Key Features

- 2 bedrooms
- Open plan kitchen reception
- Private garden
- Great location
- Shower room
- Furnished / unfurnished
- Bright & Spacious
- One Double, One Single



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	79

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

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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).