



## Boundary Road, St John's Wood, NW8



Bright and spacious with balcony - very good condition - a truly excellent flat and well located !

**Asking Price £515,000 Subject to contract**

Lettings: 020 7625 1000  
Sales: 020 7625 7000



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| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England &amp; Wales</b>                  | 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) <b>A</b>  |   |           |
| (81-91) <b>B</b>  |   |           |
| (69-80) <b>C</b>  |   |           |
| (55-68) <b>D</b>  |   |           |
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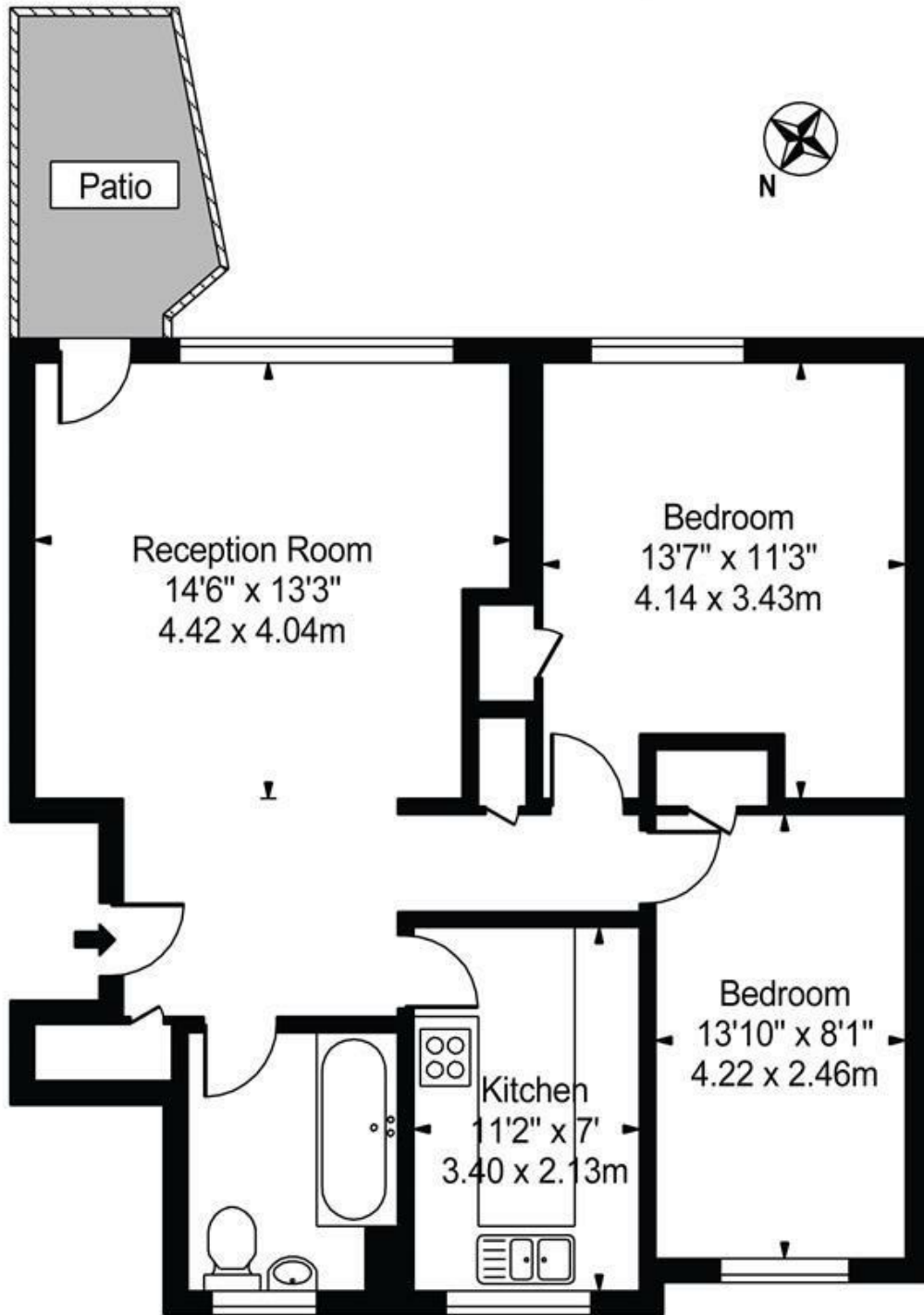


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# Waltham House, NW8

Approx. Gross Internal Area 718 Sq Ft - 66.70 Sq M



## Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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