



Boundary Road, St John's Wood, NW8 £2,250 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 situated on the fourth floor and comprises a large reception room with door to balcony, a separate eat in kitchen with further balcony, two good sized double bedrooms and Shower Room. 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.



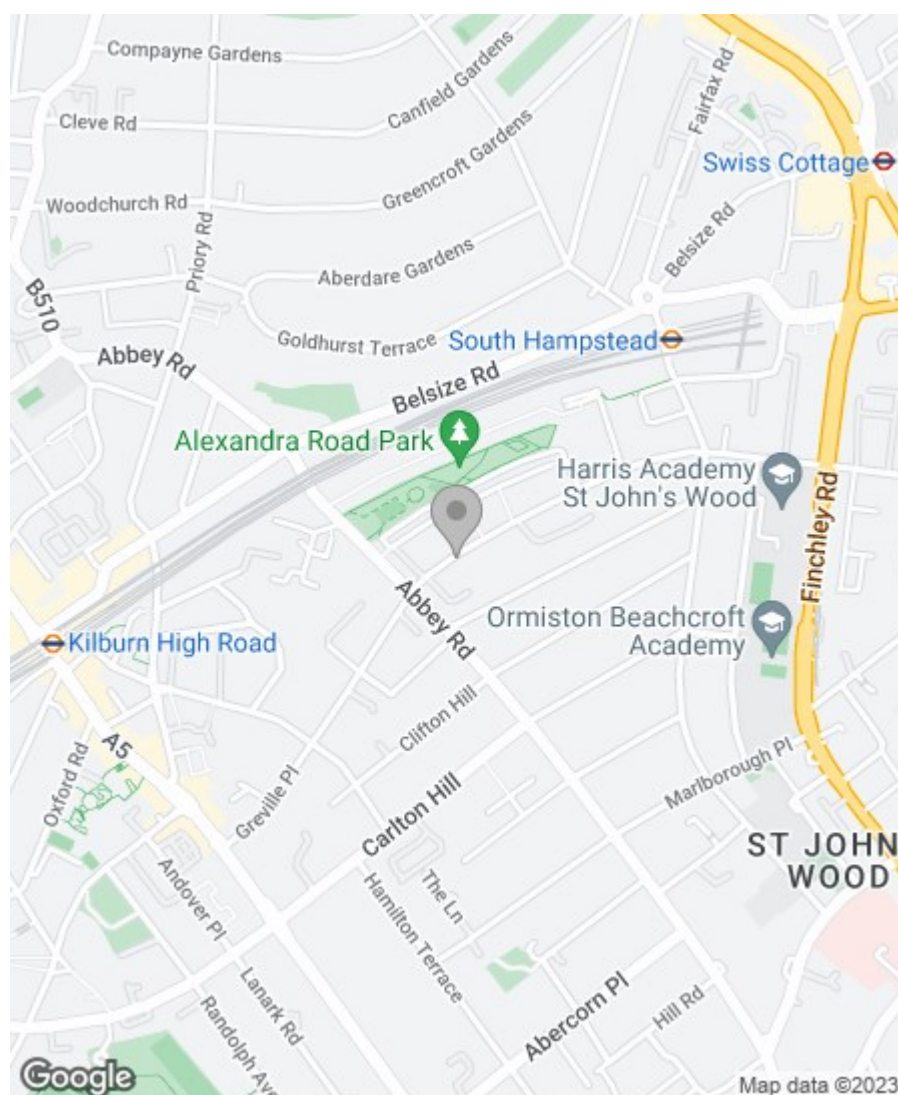
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FLOOR PLAN**

Property Overview

Location	St John's Wood, NW8
Price	£2,250 Per Month
Bedrooms	2
Bathrooms	1
Receptions	1
Council	Camden
Tax Band	C
Furnishing	Furnished

Key Features

- 2 Bedrooms
- Shower Room
- Double Glazing
- Communal Gardens
- Passenger Lift
- 2 Balconies
- Close to Transport Links
- Furnished



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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	68	69
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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).