



## Boundary Road, St John's Wood, NW8 £950,000 Subject to contract

A truly stunning interior-designed apartment of circa 1038 sq ft (96.4 sqm), arranged over two floors and finished to exacting standards throughout.

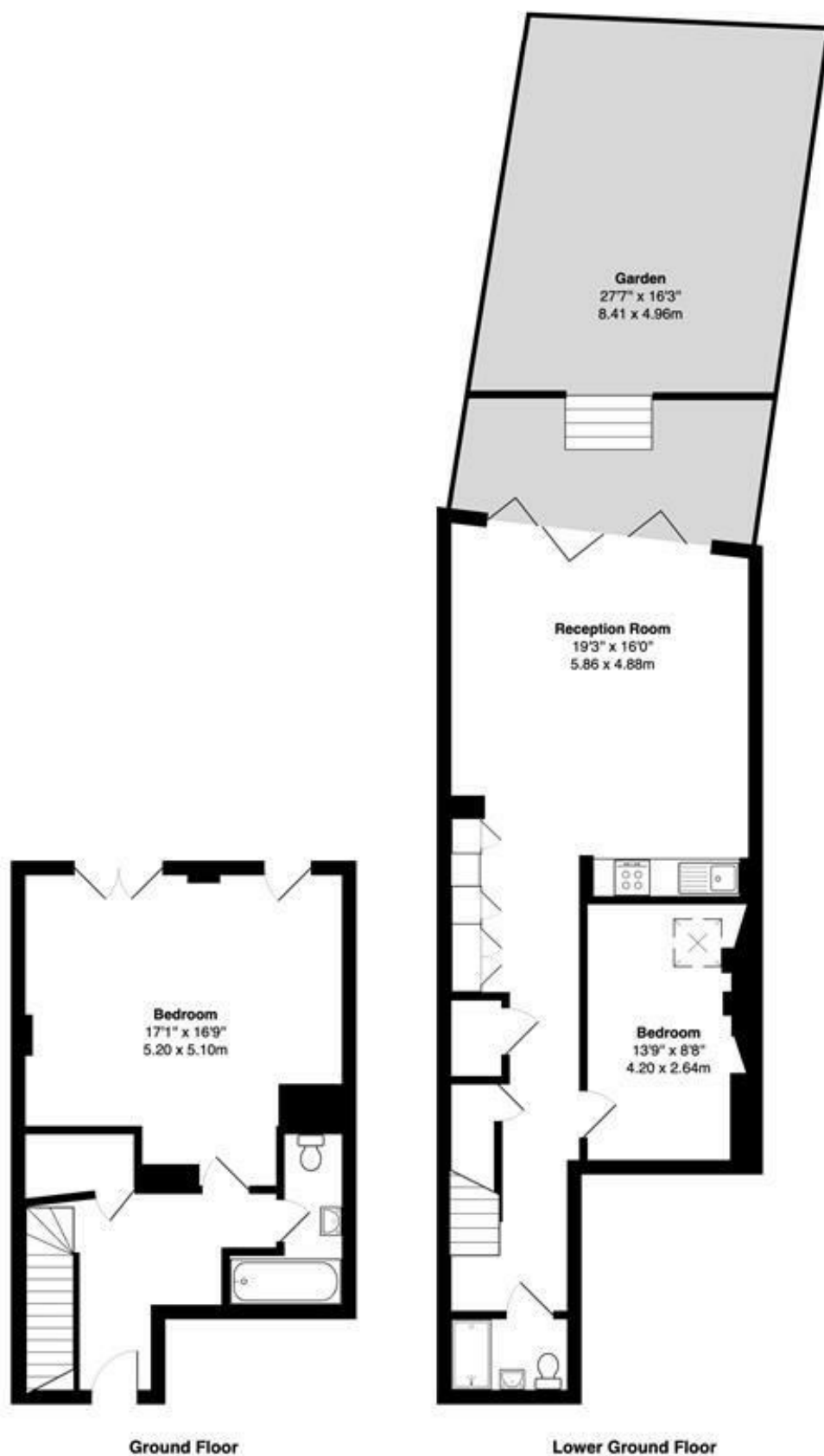
Offering its own private rear garden the property is arranged over two floors and offers a huge principal bedroom with wooden floors and 2 Juliet balconies to the rear aspect, a luxury family bathroom with shower, stairs to bedroom 2 / study room, guest WC with shower, and an impressive reception with open plan kitchen leading onto the private rear garden.

Integrated sound system, original solid wood parquet flooring, video intercom system, internal skylight to study, luxury bathrooms and a high-end fully fitted and equipped kitchen are only a few of the features this property has to offer.

Boundary Road is a very popular street just off Abbey Road, giving a superb selection of restaurants, cafes and transport links into Central London







Boundary Road NW8  
Total Gross Area: 1038 ft<sup>2</sup> ... 96.4 m<sup>2</sup>

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

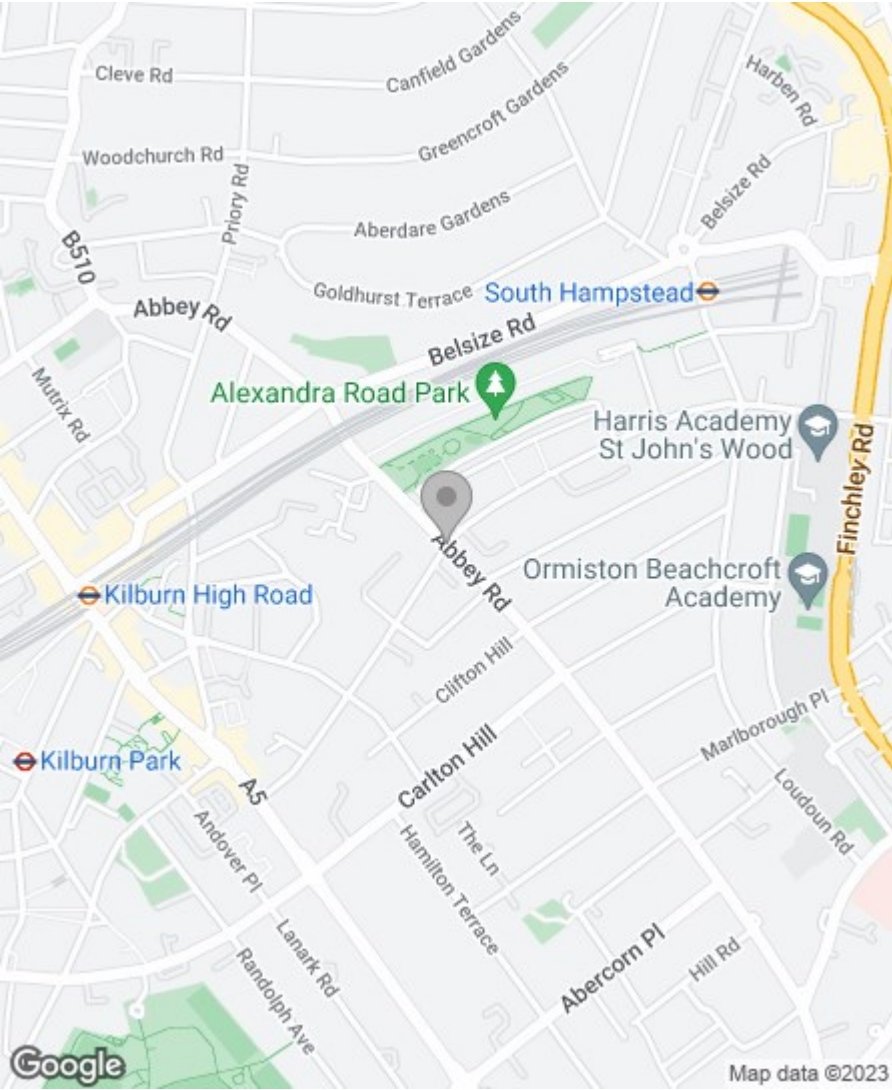


Property Overview

|                     |                     |
|---------------------|---------------------|
| Location            | St John's Wood, NW8 |
| Price               | £950,000            |
| Bedrooms            | 2                   |
| Bathrooms           | 2                   |
| Receptions          | 1                   |
| Tenure              | Leasehold           |
| Council             | Westminster         |
| Tax Band            |                     |
| Current Ground Rent | TBC                 |
| Service Charge      | Ad Hoc              |
| Term                | New 999 Year Lease  |

Key Features

- Interior Designed
- Private Rear Garden
- Over two floors
- High Quality Finish
- Solid Wood Parquet Floor
- Light and Airy
- Large Principal Bedroom
- Luxury Bathroom
- Shower room



Energy Efficiency Rating

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

England & WalesEU 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   | 70      | 70        |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

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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).