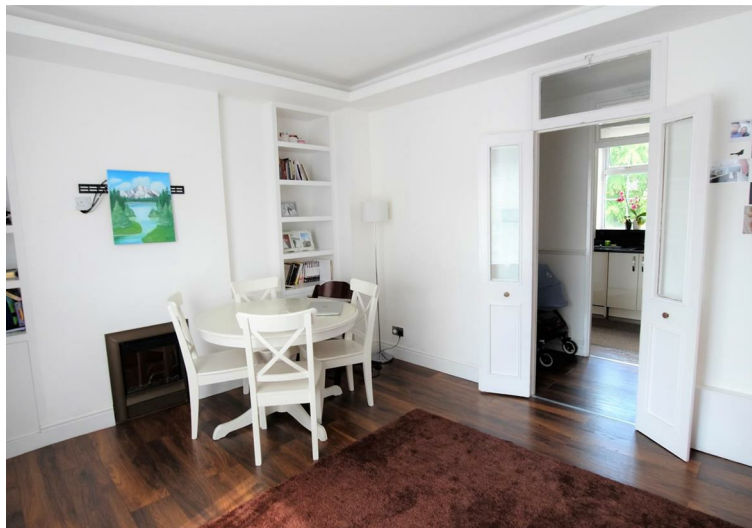


## Springfield Road, St John's Wood, NW8 £450 Per Week Furnished

A recently refurbished and well presented apartment situated within a popular and very well located purpose built block just off Abbey Road. The apartment is situated on the first floor and comprises a bright and spacious reception room, separate kitchen opening onto a balcony, wooden floors, two bedrooms and bathroom. Springfield Road is ideally located being close to St John's Wood ( Jubilee Line ), Swiss Cottage Underground station ( Jubilee line ), South Hampstead ( overground ) Station and the numerous bus links of Abbey Road. The area also has a good selection of Cafe's and restaurants as well as the boutique shops of St John's Wood High Street all within a short walk.

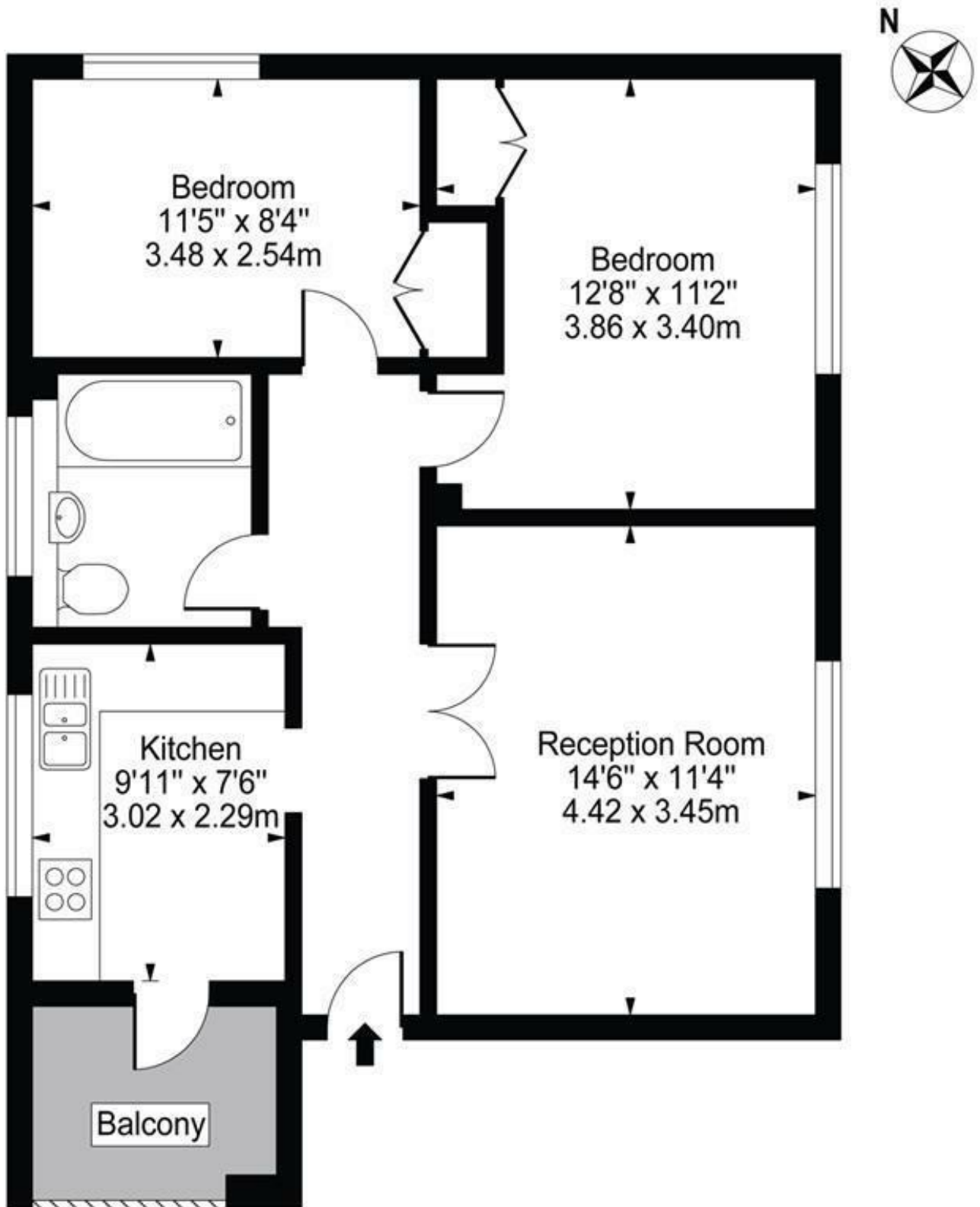






# Crowland House

Approx. Gross Internal Area 637 Sq Ft - 59.18 Sq M



## First 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.

## Property Overview

Location	St John's Wood, NW8
Price	£450 Per Week
Bedrooms	2
Bathrooms	1
Receptions	1
Council	Westminster
Tax Band	C
Furnishing	Furnished

## Key Features

- 2 Bedrooms
- Bathroom
- Separate Kitchen
- Wooden Floors
- Balcony
- Great Location
- Close to Transport Links
- Available 25th July



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(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 (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	69	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

## 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).