

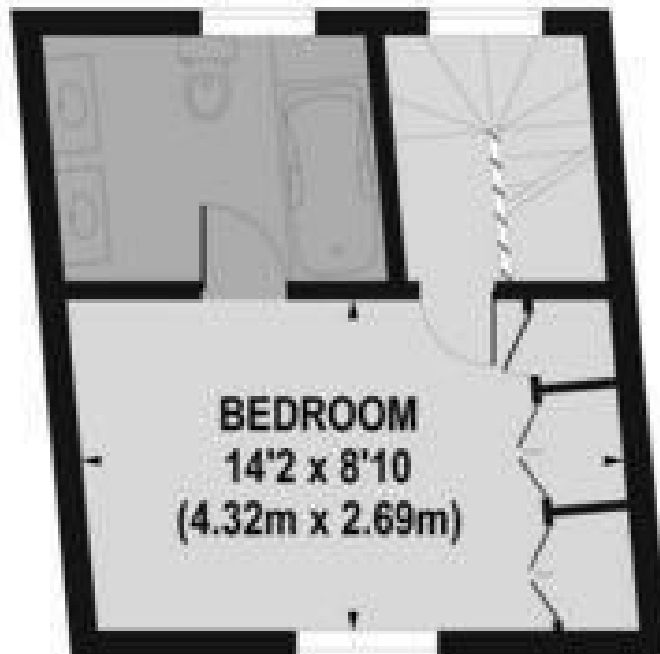


**Violet Hill, St John's Wood, London £460 Per Week Not specified**



## Violet Hill, London, NW8 9EB

Total approx. floor area 496 sq ft. / 46.08 sq.m



**FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 226 SQ FT**



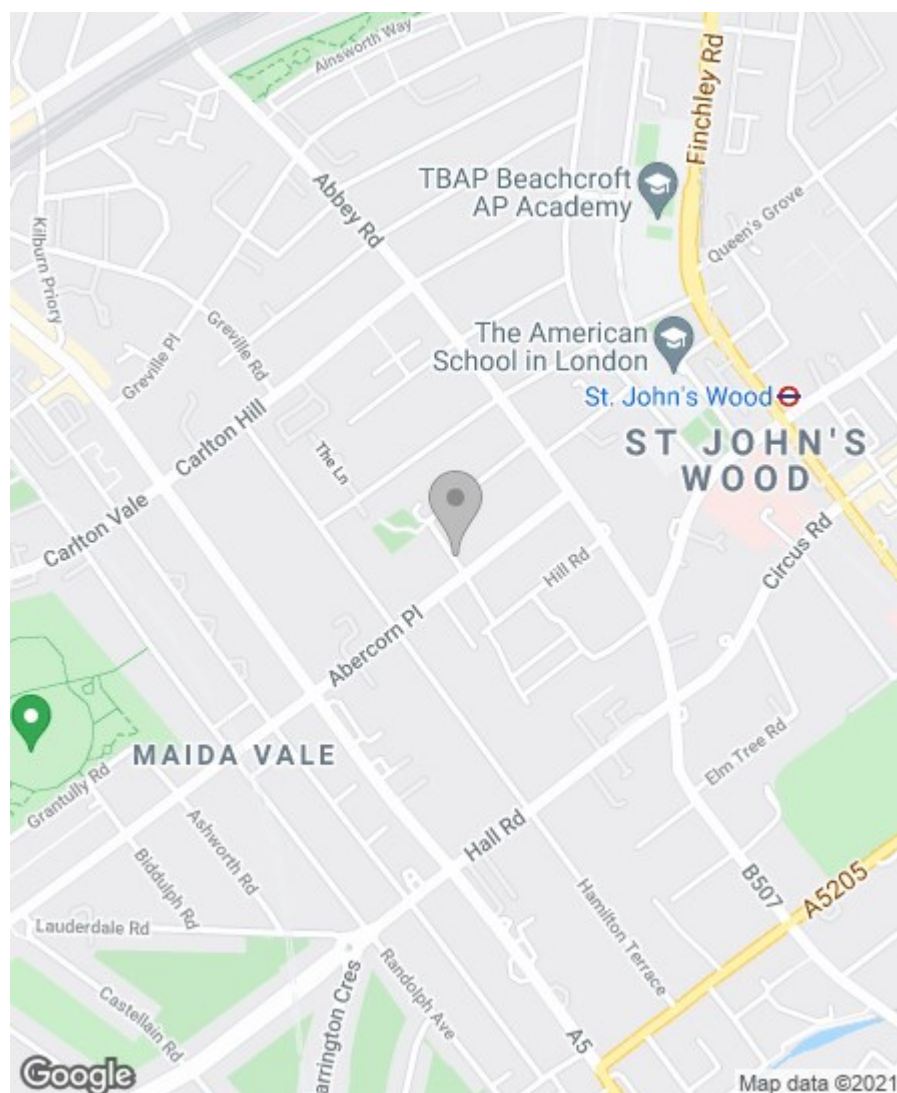
**GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 270 SQ FT**



## Property Overview

Location	St John's Wood, NW8
Price	£460 Per Week
Bedrooms	1
Bathrooms	1
Receptions	1
Council	
Tax Band	
Furnishing	Not specified

## Key Features



### 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	46	51
(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		
(55-68) D		
(39-54) E	46	50
(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).