



## Boundary Road, St Johns Wood NW8 £2,500 Per Month Furnished

Undergone extensive refurbishment a bright and spacious apartment offering modern living.

The property is arranged as a 2 double bedroom apartment in a very well located block just off Abbey Road. Modern kitchen and bathroom, well-proportioned reception room with large windows overlooking the rear gardens.

Boundary Road is located between Swiss Cottage and St John's Wood Underground station as well as being a short walk to Abbey Road and Boundary Road shops offering a good selection of cafes, restaurants, and convenience stores.



**g** | **AWAITING  
FLOOR PLAN**

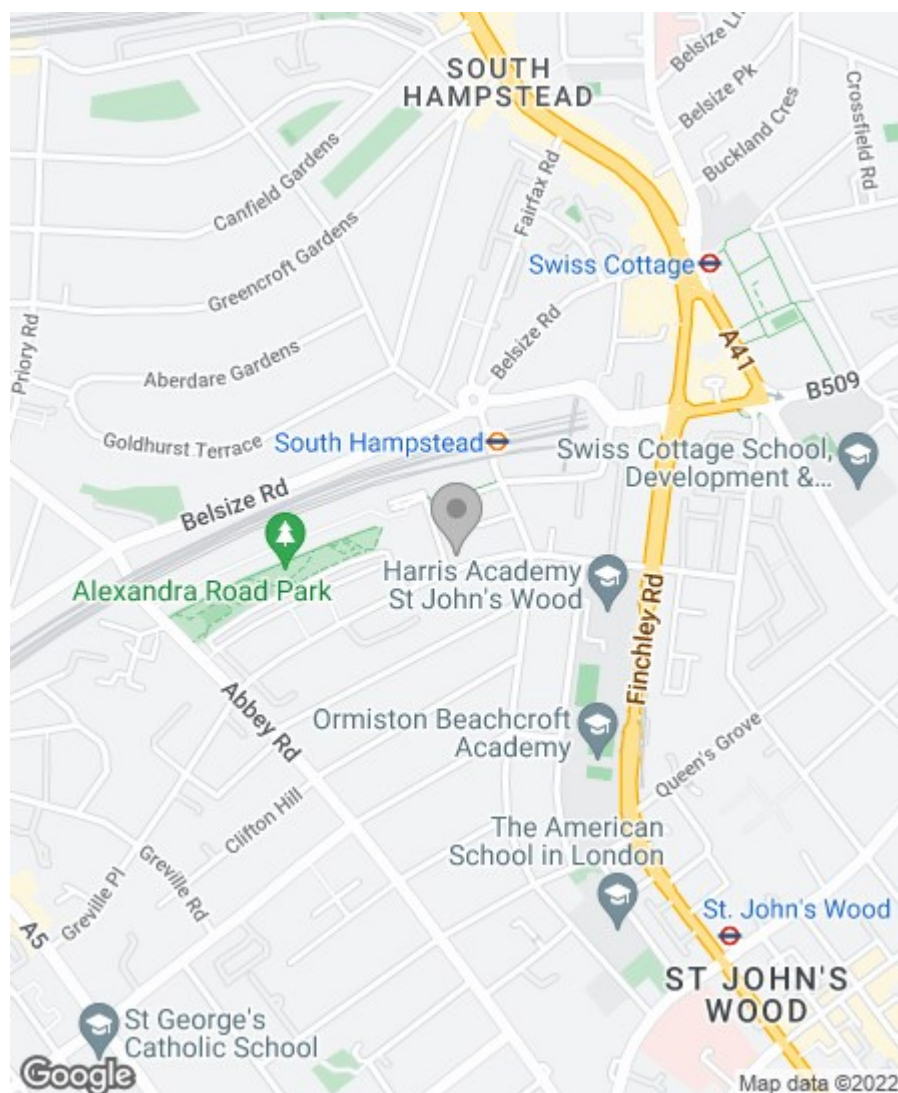


## Property Overview

Location	St John's Wood, NW8
Price	£2,500 Per Month
Bedrooms	2
Bathrooms	1
Receptions	1
Council	
Tax Band	
Furnishing	Furnished

## Key Features

- 2 Double Bedrooms
- Separate Kitchen
- Wooden Floors
- Well located
- Modern bathroom
- Available 17th October 2022



## 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		
(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		
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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).