



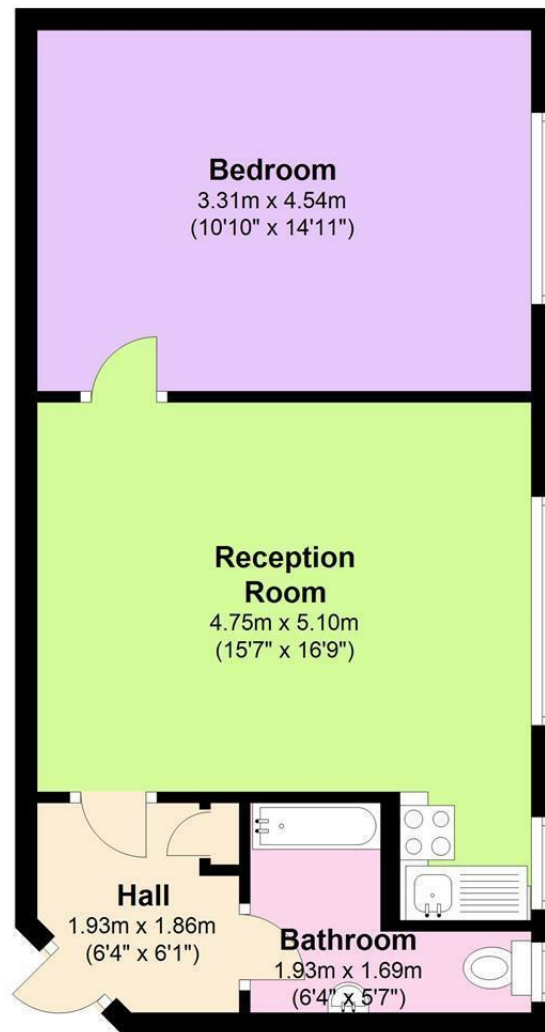
## Abercorn Place, St John`s Wood, NW8 £1,235 Per Month Furnished

Only Moments from the famous Abbey Road, we are delighted to offer this spacious apartment this noted and extremely popular purpose built block in St Johns Wood. The apartment is located on the fourth floor and comprises a large reception, fully fitted kitchen, double bedroom and tiled bathroom. Further benefits include 24hr porter, communal garden, cycle store and communal heating and hot water included in the rent. Abercorn Place is ideally located between both St John`s Wood (Jubilee Line) and Maida Vale (Bakerloo Line) as well as a great selection of shops and bus links on your doorstep. Westminster is known for having one of the cheapest council tax rates in all the London boroughs.





## Fourth Floor





## Property Overview

Location	St John`s Wood, NW8
Price	£1,235 Per Month
Bedrooms	1
Bathrooms	1
Receptions	1
Council	Westminster
Tax Band	D
Furnishing	Furnished

## Key Features

- Double Bedroom
- Bright & Spacious
- Bathroom
- 24hr Porter
- Communal Heating/Hot Water
- Communal Garden
- Passenger Lift
- Cycle Store
- Mansion Block



## 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		
	66	72

## 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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	65	73

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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).