



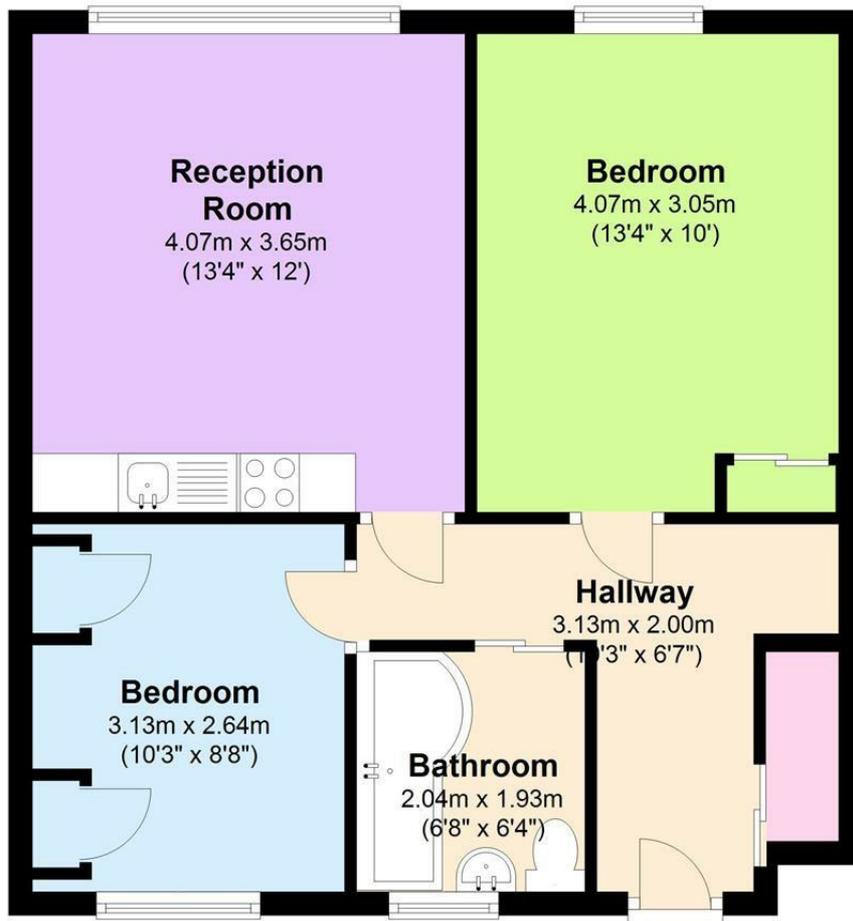
## Boundary Road, St Johns Wood, NW8 £1,605 Per Month Furnished

A recently refurbished apartment in a popular block located only moments from the famous Abbey Road, offering superb transport links. The apartment, arranged on the ground floor, offers bright reception room with wooden floors and floor to ceiling window overlooking the rear garden, a high quality ultra modern fitted kitchen, 2 double bedrooms and a modern family bathroom with shower. Ideally located for transport with Bus route 189 to Brent Cross and Bus Route 139 to Baker Street and West Hampstead. Swiss Cottage and St John's Wood ( Jubilee Line ) also within a short walk. The apartment also has a variety of shops, cafe's and restaurants on its doorstep.



## Ground Floor

Approx. 49.8 sq. metres (536.0 sq. feet)



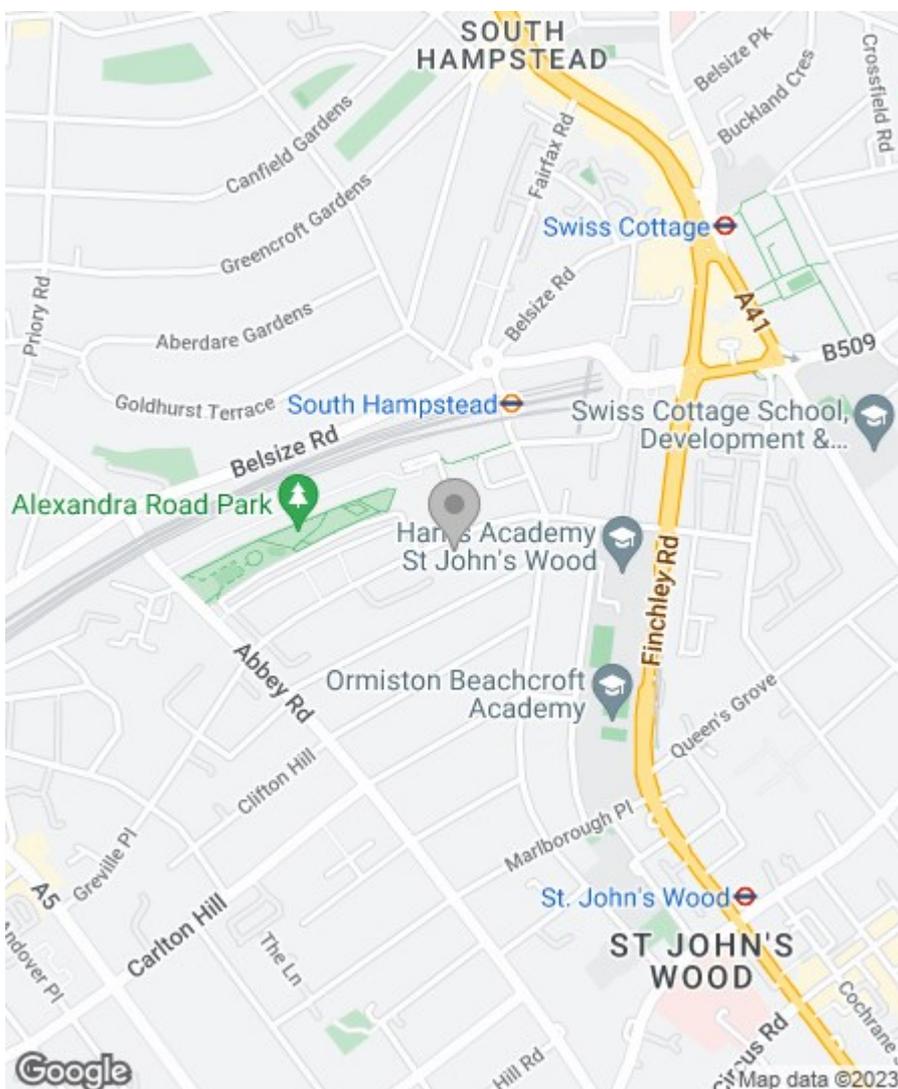
Total area: approx. 49.8 sq. metres (536.0 sq. feet)

## Property Overview

Location	St John's Wood, NW8
Price	£1,605 Per Month
Bedrooms	2
Bathrooms	1
Receptions	1
Council	Westminster
Tax Band	C
Furnishing	Furnished

## Key Features

- Wooden Floors
- Bright reception
- Communal Garden
- Modern Kitchen
- Family Bathroom
- Great location
- Close to Transport Links
- Available Now



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	76

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	67	79

## England & Wales

EU Directive  
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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).

