



## ABERCORN PLACE LONDON, NW8

£2,750 PER MONTH

A well-presented two double bedroom apartment set within a purpose-built block in the heart of St John's Wood, just a short walk from the picturesque canals of Little Venice and Warwick Avenue Underground Station (Bakerloo Line).

The property comprises a bright and spacious reception room featuring attractive parquet wood flooring and access to a private balcony, a large fully fitted eat-in kitchen with ample storage and dining space, two generous double bedrooms with fitted wardrobes, a family bathroom, and a separate guest WC.

Ideally located for local shops, cafés, and excellent transport links, this apartment offers comfortable living in one of North West London's most desirable residential areas.

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## Bradman House, NW8 9XY

Approx Gross Internal Area = 73.99 sq m / 796 sq ft

Balcony = 1.72 sq m / 18 sq ft

Total = 75.71 sq m / 814 sq ft



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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