



## ABERCORN PLACE LONDON, NW8

£3,250 PER MONTH

A spacious and modern split-level apartment set on the top floor of a secure, purpose-built gated development, just moments from Maida Vale Underground Station.

Arranged over two levels, this well-presented property offers three generously sized bedrooms and two contemporary bathrooms, providing excellent space and flexibility for sharers or a family. The apartment benefits from an abundance of natural light, enhanced by skylights on the upper level, creating a bright and airy atmosphere throughout. The accommodation also includes a well-proportioned reception area and a fully fitted kitchen with modern appliances.

Ideally located close to local amenities and excellent transport links, this superb apartment combines space, comfort, and convenience in a highly desirable West London setting.

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# Abercorn Place, NW8 9YA

Approx Gross Internal Area = 98.49 sq m / 1060 sq ft  
 Restricted Head Height = 24.99 sq m / 270 sq ft  
 Total = 123.48 sq m / 1330 sq ft

 = Reduced Headroom Below 1.5m / 5'0



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(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	

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.

London  
 PMP International  
 94 Belsize Lane  
 Belsize Park  
 London  
 NW3 5BE

020 7701 2878  
[info@pmpi.co.uk](mailto:info@pmpi.co.uk)  
[www.pmpi.co.uk](http://www.pmpi.co.uk)

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