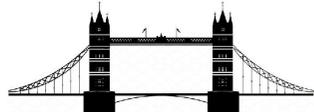




Flat A, Warner House Abercorn Place, London, NW8 9YA

£2,750 Per month

 2  1  1  D

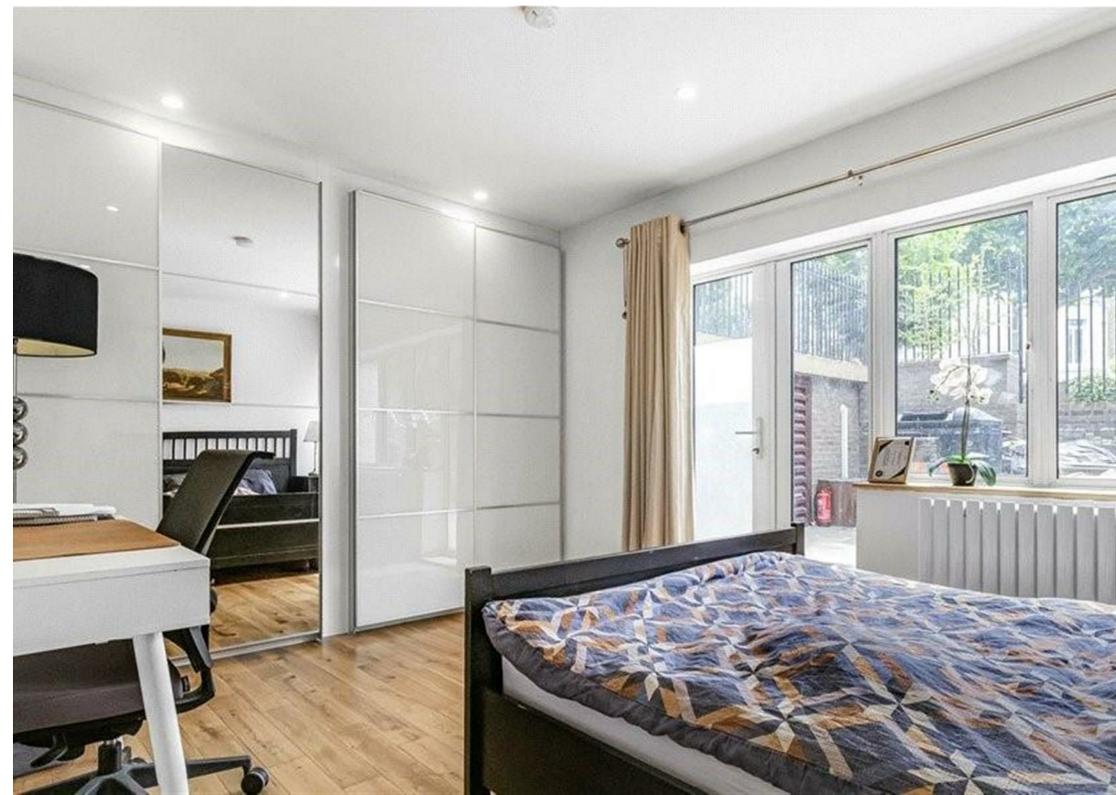

DISTRICTS

Spacious 2-bedroom property with Modern Feel, situated in a purpose-built block which forms part of a secure gated development and is located in the highly sought-after St Johns Wood area. The property features a spacious reception room with private patio, a large fully fitted kitchen, a single double bedroom with fitted wardrobes, bathroom and great storage.

**Photos of a similar property for example purposes.

Ideally located near Little Venice with easy access to a variety of cafes, bars, shops and restaurants, whilst Regent's Park is also on your doorstep. You further benefit from excellent transport links such as Warwick Avenue underground station (Bakerloo Line) and Paddington Station with its national rail and Heathrow Express connections.

Available 10th April 2025 / Furnished





Approximate Gross Internal Area 684 sq ft - 64 sq m



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.