



**ST. JOHN'S WOOD ROAD  
LONDON NW8 8HR**

**LEASEHOLD  
ASKING PRICE £675,000  
SUBJECT TO CONTRACT**

An elegant two bedroom 4th floor apartment, flooded with natural light, located in a small well-maintained purpose built portered block (with a lift) in St John's Wood and also very near to Little Venice.

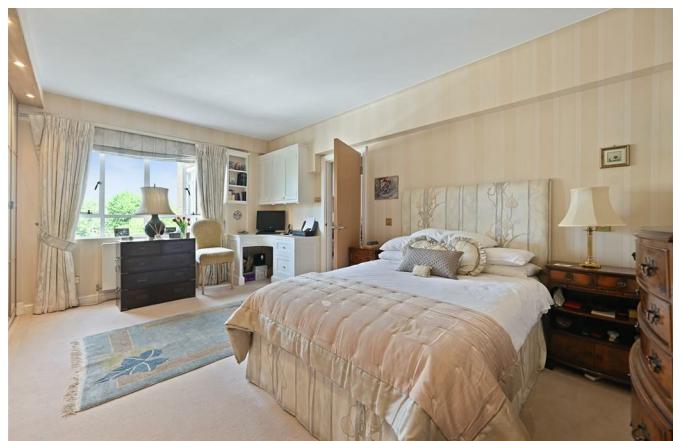
The flat comprises a reception room, two good sized bedrooms, a kitchen a large shower room with WC, and a separate WC. The apartment benefits from great storage and there is also a large storage cupboard in the communal hallway just outside the flat. The block itself is well located within 9 minutes walk of Warwick Avenue Underground Station (Bakerloo Line) and there is a bus stop with excellent routes to the West End and beyond, a 3 minute walk away.

This flat presents a wonderful opportunity to embrace city living in one of London's most sought-after neighbourhoods. Must be seen.

Current Service Charge £7505.78 per annum including hot water and central heating. Westminster Council Tax Band F. EPC Rating C.

**Telephone: +44 (0)20 7372 7272 Fax: +44 (0)20 7372 8484**

**Email: [info@abprop.co.uk](mailto:info@abprop.co.uk) Website: [www.abprop.co.uk](http://www.abprop.co.uk)**



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## COUNCIL TAX BAND: F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)			
(81-91)	A		
(69-80)	B		
(55-60)	C		
(39-54)	D		
(21-38)	E		
(1-20)	F		
Not energy efficient - higher running costs			
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		
(55-60)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

- ELEGANT TWO BEDROOM 4TH FLOOR APARTMENT
- EXCEPTIONALLY BRIGHT
- SMALL WELL MAINTAINED PURPOSE BUILT BLOCK
- LIFT AND PORTERAGE
- GUEST CLOAKROOM
- EXTENSIVE STORAGE
- 9 MINUTE WALK TO TUBE
- 3 MINUTE WALK TO BUS STOP
- EXCELLENT BUS ROUTES TO THE WEST END AND BEYOND
- GOOD EPC RATING - C

## DISCLAIMER

The particulars do not constitute part of an offer or contract. The particulars, including text, photographs and plans, are for the guidance only of prospective purchasers/tenants and must not be relied upon as statements of fact; The descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; Nothing in the particulars shall be deemed a statement that in these particulars shall be deemed a statement that the property is in good condition or otherwise or that any services or facilities are in good working order.

All measurements are approximate.

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FOURTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 814 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 814 SQ FT/ 76 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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