

St Johns Wood Park, St John's Wood London, NW8

We offer pleased to offer this stunning 4th floor property in this sought after purpose built block. The property comprises three double bedrooms and three bathrooms, reception room and black granite kitchen with American fridge / freezer with all modern appliances. The property benefits from new double glazed windows, 24 hour porter and has been refurbished in a contemporary design. AVAILABLE NOW. Fees Apply.



£1,350 per week

£5850 Per Calendar Month

303 West End Lane . West Hampstead . London NW6 1RD - **T:** 020 7431 3777
103 Chamberlayne Road . Kensal Rise . London NW10 3NS - **T:** 020 3815 5777
F: 020 7431 9777 **E:** info@abacusestates.com **W:** www.abacusestates.com

Abacus Estates is a trading name for and on behalf of lenscane limited . VAT Registration No: 341 5959 42 . Company Registration No: 1755241 & Abacus Estates (Kensal Rise) Limited
VAT Registration No: 126 4165 29 . Company Registration No: 7838571 . Registered Office: 2nd Floor, Compton House, 29-33 Church Road, Stanmore, Middlesex, HA7 4AR

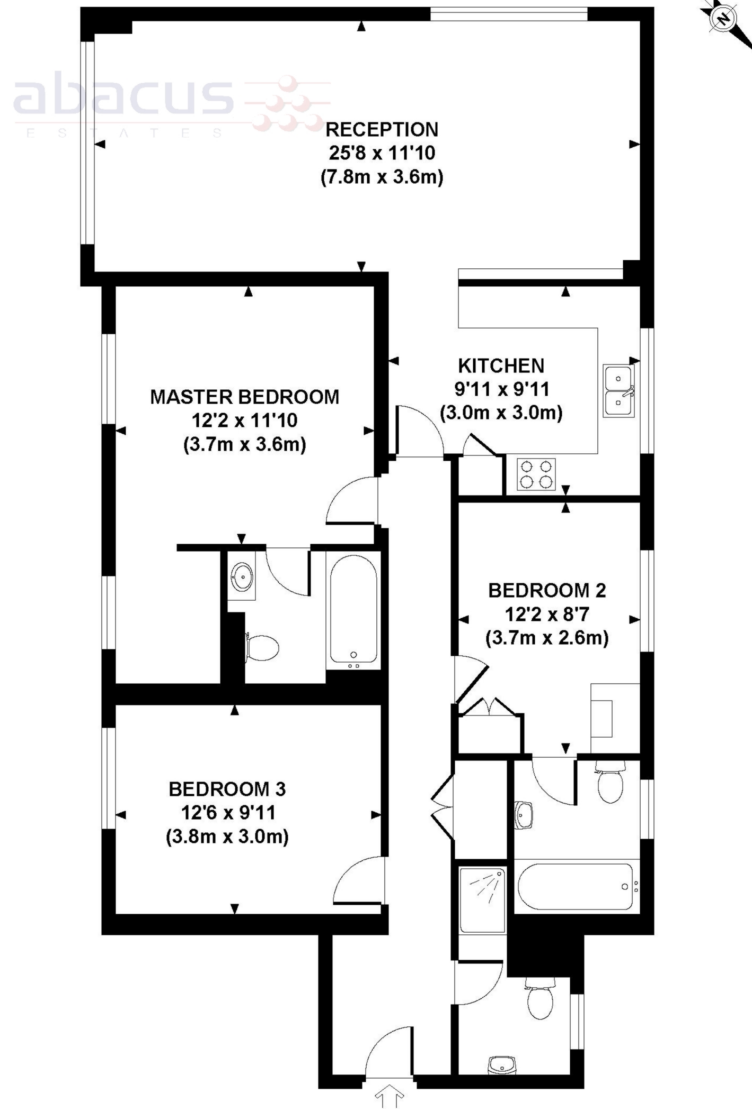


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		10	
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



41 Boydell Court
Fourth Floor



APPROXIMATE GROSS INTERNAL AREA 1119 SQ FT / 104 SQ M

Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.
DE-PHOTOGRAPHY.NET

VIEWING BY APPOINTMENT WITH AGENTS

Abacus Estates
OPEN MON-FRI 8.00AM TO 7.00PM
SAT - 9.30AM TO 4.00PM
SUN - BY PRIOR APPOINTMENT

Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/ verification.
2. The photograph depicts only certain parts of the property. The fittings illustrated may be included with the apartment/ house although the joinery and paint finishes may differ. No assumptions should be made with regards to parts of the property. Please ask for further information if required.
3. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquires.
4. Descriptions of the property are subjective and are used in good faith as an opinion and a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property.

N.B. Abacus Estates is a Trading name for and on behalf of Lenscane Limited.