

ABERCORN PLACE, NW8 £350pw / £1,517pm FURNISHED

A well presented studio apartment situated on the first floor of this portered purpose built block, the flat also benfits from a lift, communal garden, communal heating and hot water and is ideally located for the amenities of St John's Wood High Street and Tube Station.

Almost equal distance from both St John's Wood (Jubilee line) and Maida Vale (Bakerloo line) stations you have the choice of flexible transport links.

Studio | Kitchen | Bathroom | Communal Garden | Porterage | Passenger Lift | Entrance Phone

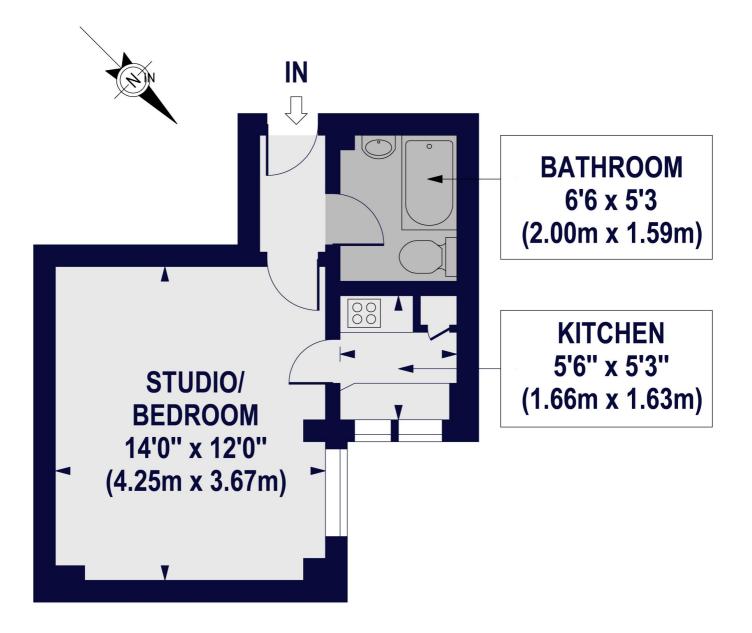


winkworth.co.uk/st-johns-wood

For every step...



ABERCORN PLACE, NW8 9DS Approx. Gross Internal Floor Area 264 sq ft. / 24.55 sq.m



FIRST FLOOR

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref. No.36394 This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquinise and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Winkworth

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		83	83
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

NB: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Neither Winkworth nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fittures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested.

St John's Wood | 103-104 St John's Wood Terrace, London NW8 6PL 020 7586 7001 | stjohnswood@winkworth.co.uk



See things differently.