



Belgrave Gardens, London NW8

£1,500,000

Nestled within the serene ambiance of Belgrave Gardens in the prestigious St. John's Wood is this delightful Three Bedroom ground and lower ground floor maisonette with PRIVATE GARDEN in a delightful period building. The apartment boasts its own entrance with spacious living room leading to separate dining area which in turn opens onto kitchen / conservatory. On the upper floor is master bedroom with en-suite bathroom, two further bedrooms and a family shower-room. Ideally located just off the famous Abbey Road the flat is well positioned close to numerous shops and restaurants. Both Swiss Cottage and St John's Wood Underground (Jubilee Line) are within a short walk as well as good bus links. The Lease has 146 Years remaining, No Service Charge (flat pays a % of Building Insurance), Council Tax Band G. SOLE AGENT

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Living Room



Garden



Dinning Area



Master Bedroom



Kitchen

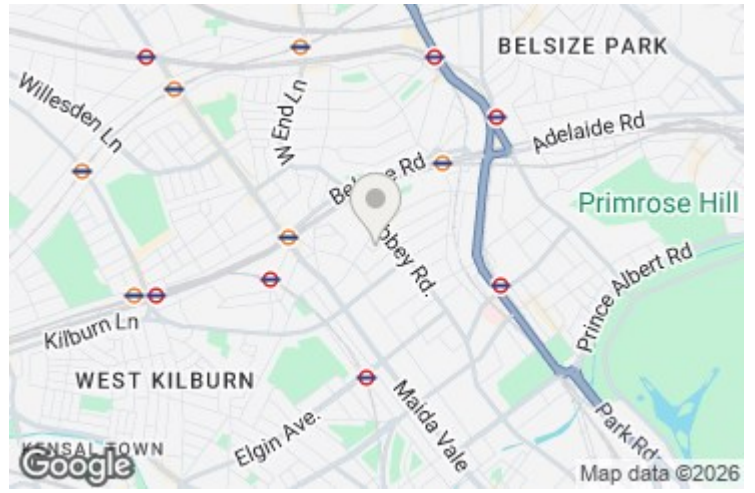


Second Bedroom



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Third Bedroom



Shower Room



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

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

Bathroom





APPROX. GROSS INTERNAL FLOOR AREA: 1310 SQ FT/ 122 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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Est. 1995

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