

## **Finchley Road, St.Johns Wood London, NW8**

We are pleased to offer this newly refurbished four double bedroom duplex apartment located moments from St. Johns Wood Tube. The property is set over two floors and consists of four double bedrooms, two modern fully tiled bathrooms, separate w/c, separate high specification kitchen and a double volume reception with wooden floors. Available 6Tth May, this property is recommended to view as soon as possible. Fees apply



**£1,100 per week**

**£4766.66 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  
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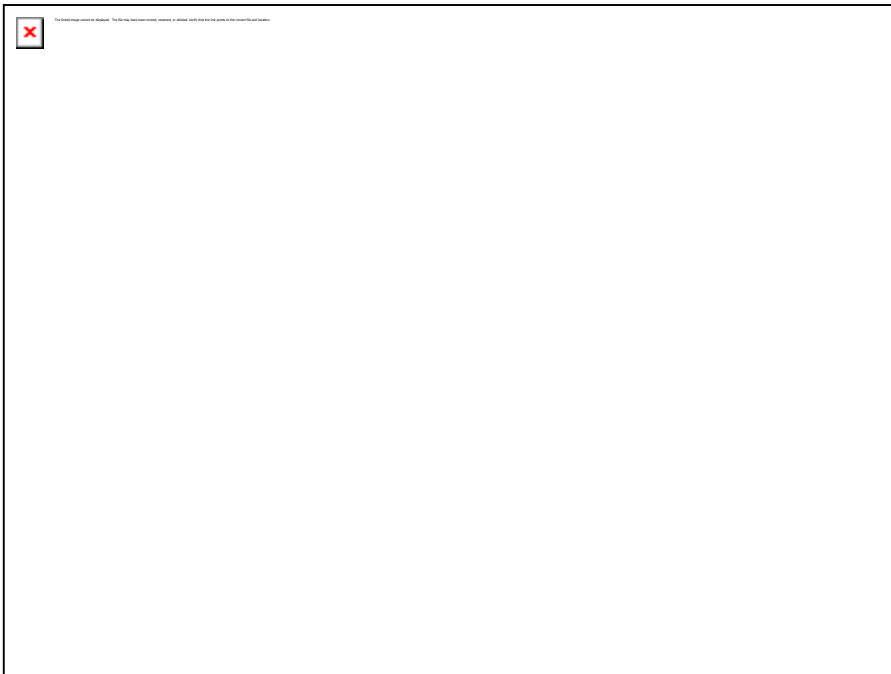
Abacus Estates is a trading name for and on behalf of lenscane limited . VAT Registration No: 341 5959 42 . Company Registration No: 1755241 & Abacus Estates (Kensal Rise) Limited  
VAT Registration No: 126 4165 29 . Company Registration No: 7838571 . Registered Office: 2nd Floor, Compton House, 29-33 Church Road, Stanmore, Middlesex, HA7 4AR



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

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





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.