



THE ESTATE COMPANY



Crowland House, Springfield Road, St Johns Wood, NW8 0QU

Offers In Excess Of £500,000

- Two Double Bedrooms
- Low Service Charge
- Wood Flooring Throughout
- Excellent Location
- Leasehold 81 Years Remaining
- 645 Sq Ft
- Ex Local Authority - Westminster

# Flat 9 Crowland House, Springfield Road NW8

## 0QU

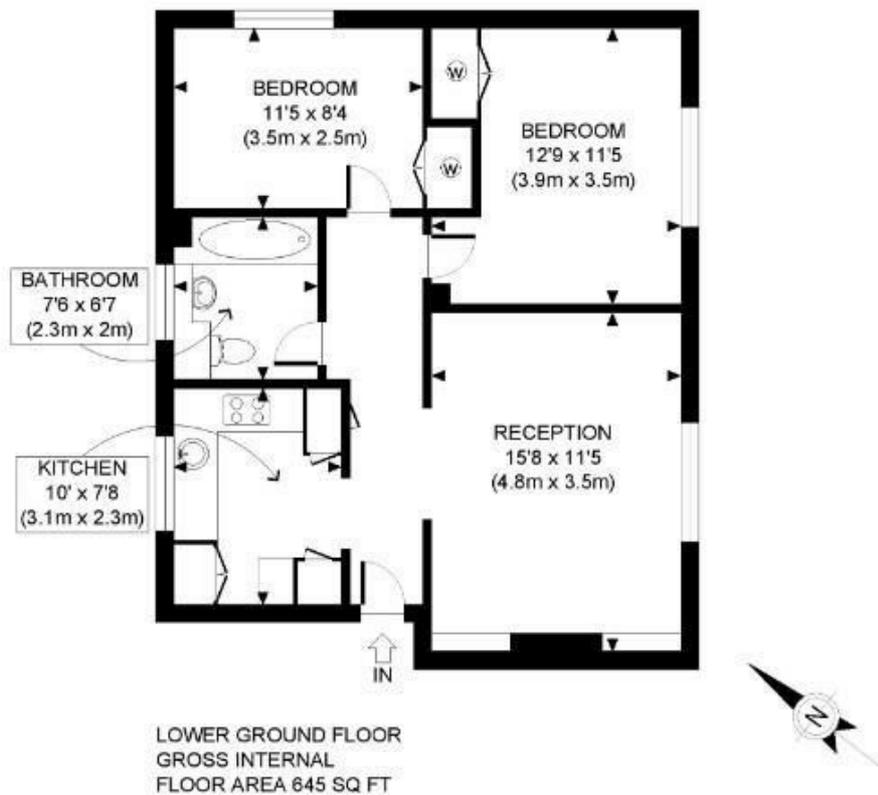
A spacious and well-presented two double bedroom (645 sq ft) lower ground floor apartment situated within this ex-local authority Westminster building. Crowland House is located on a tree-lined street at the junction of Springfield Road and the world famous Abbey Road.

The apartment is within short walking distance of the cafés and restaurants on and around Abbey Road, which also offers excellent bus links into Central London. St John's Wood High Street and Underground Station (Jubilee Line) are approximately 0.6 miles away.



Council Tax Band:

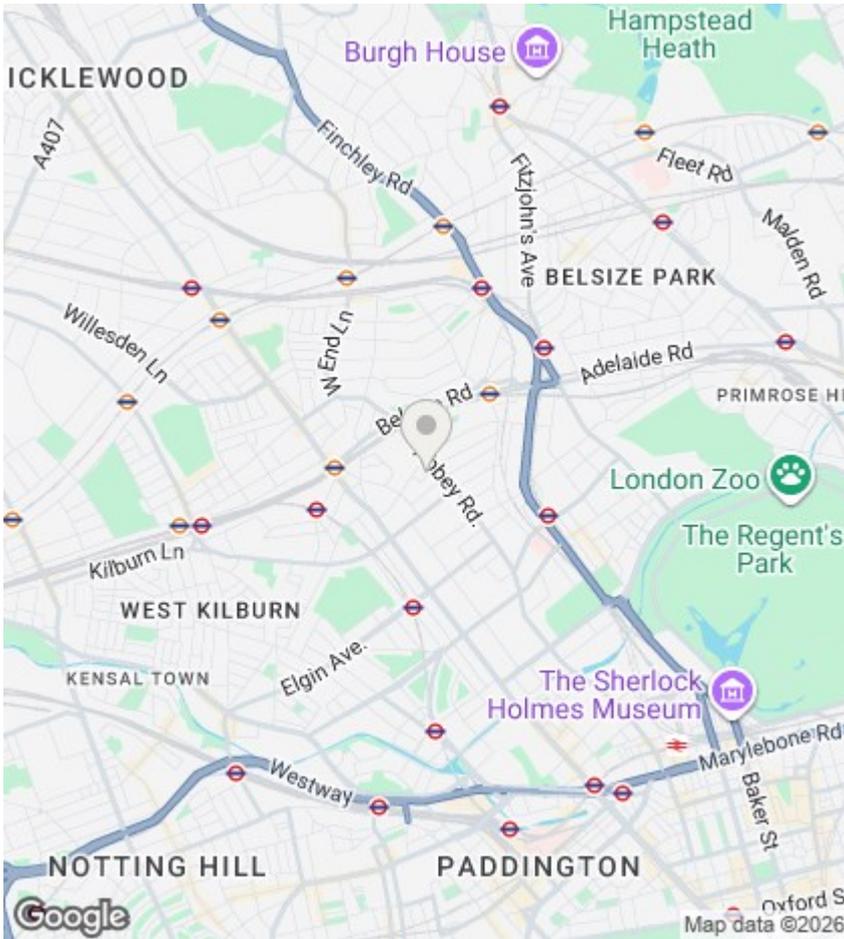




APPROX. GROSS INTERNAL FLOOR AREA: 645 SQ FT/ 60 SQM

**PROPERTY PHOTO PLANS**.COUK  
 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.



## Viewings

Viewings by arrangement only. Call 020 7372 5000 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	