



THE ESTATE COMPANY



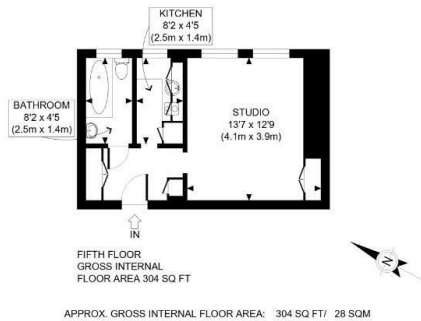
22 Abbey Road, St John's Wood, London, NW8 9DP

Offers In Excess Of £300,000

- Studio Apartment
- Excellent Condition
- Lift
- 5th Floor
- Porter
- Moments from St John's Wood High Street & Underground Station
- Long Lease
- 304 Sq Ft

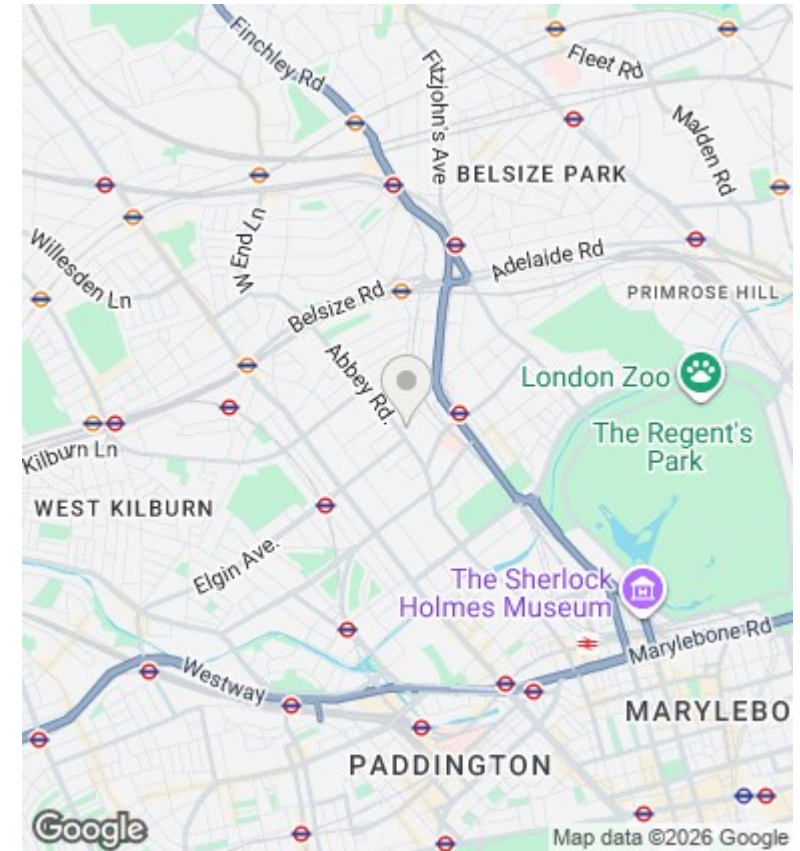
22 Barkat House, 116/118 Finchley Road, London, NW3 5HT
020 7372 5000

enquiries@theestatecompany.com



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.

PROPERTY PHOTO PLANS



Directions

Viewings

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

Council Tax Band

C

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	80
(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	