



THE ESTATE COMPANY



## Garden Flat, Belgrave Gardens, St Johns Wood, NW8 0QY

£1,000,000 Leasehold

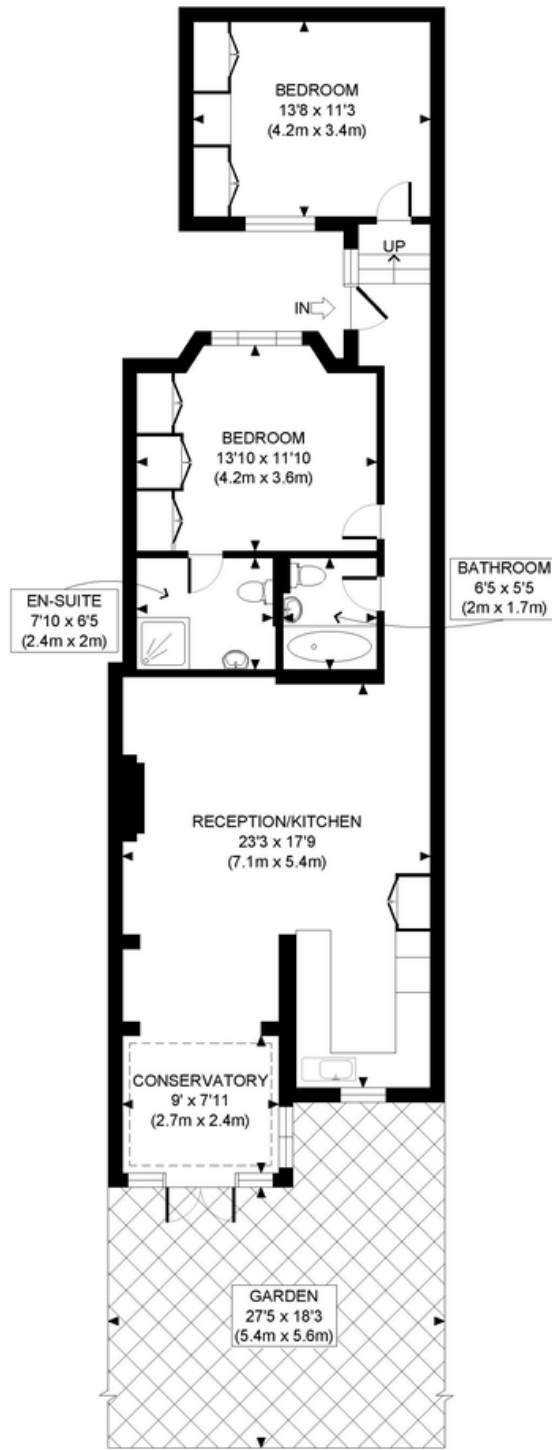


We are pleased to present this impressive, two bedroom, two bathroom Garden Flat (963 sq ft) in period conversion. This apartment has been newly refurbished to an excellent standard with much attention to detail. It benefits from its own private entrance, engineered oak flooring, two double bedrooms with built-in storage, two stunning bathrooms (one ensuite), a contemporary kitchen featuring an Aga plus other integrated appliances, vast reception and a conservatory leading out to a spacious, south-facing Garden. Belgrave Gardens is located within short walking distance of the cafes and restaurants of Abbey Road with its excellent transport links into Central London.









LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 963 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 963 SQ FT/ 89 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. 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. This plan is for illustrative purposes only and should be used as such by any prospective client. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.