



Viewings by appointment  
0207 483 2611

abbey  
properties

# Eamont Street, NW8 7DA

£700 \*fees apply



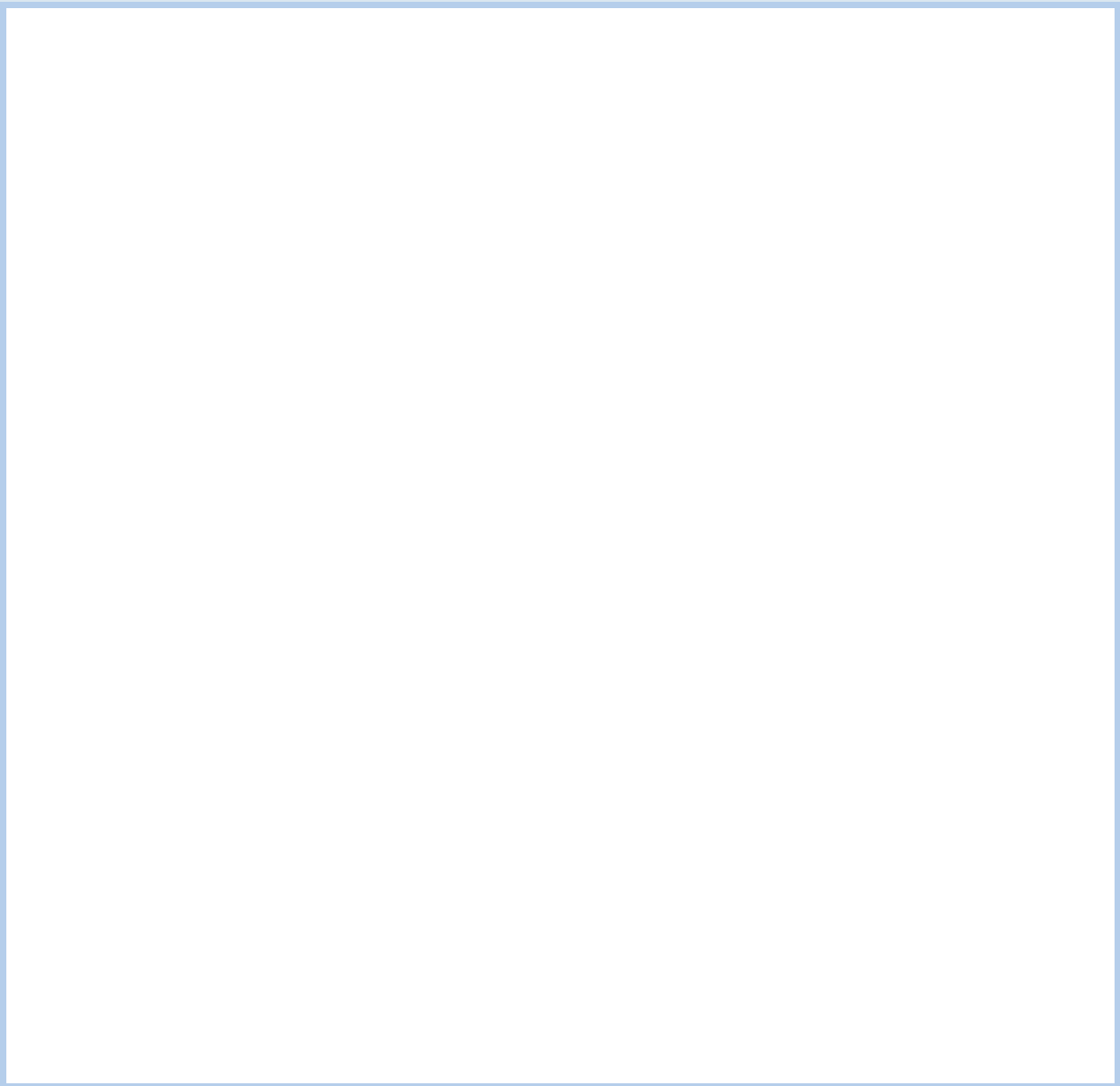
This Beautiful Double bedroom is set within a newly refurbished three bedroom apartment is positioned on the 2nd floor (with lift) of a private portered block with communal gardens in a fantastic location in St John's Wood, on the doorstep of Regent's Park.

The room is bright and spacious, and the property offers hardwood flooring, a small dining/social area, separate modern kitchen with access to balcony and sleek tiled bathroom and two further bedrooms.

The location provides easy access to the boutiques shops, cafes and restaurants on St. John's Wood High Street, access to the tube and the green spaces of Regent's Park.



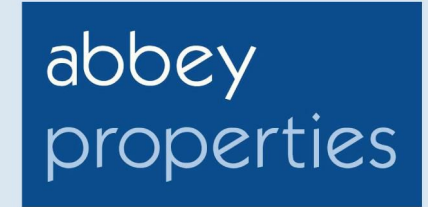




Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91)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

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\*All Fees stated are inclusive of VAT (calculated at 20%)  
 Referencing Fee: £29.50 per applicant  
 Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).  
 Administration fees: £107 per property

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