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**ABERDEEN PLACE, ST JOHN'S WOOD NW8**



## **ABERDEEN PLACE, ST JOHN'S WOOD NW8**

A two double bedroom duplex apartment located on the first and second floors of a period building arranged over 960 sq ft / 89 sq m and benefitting from a south-facing reception room with high ceiling and full height sash window.

Aberdeen Place is conveniently located, with easy access to the shops and amenities of Little Venice and St John's Wood and is 0.4 miles from Warwick Avenue tube station (Bakerloo line).

### **ACCOMMODATION AND AMENITIES:**

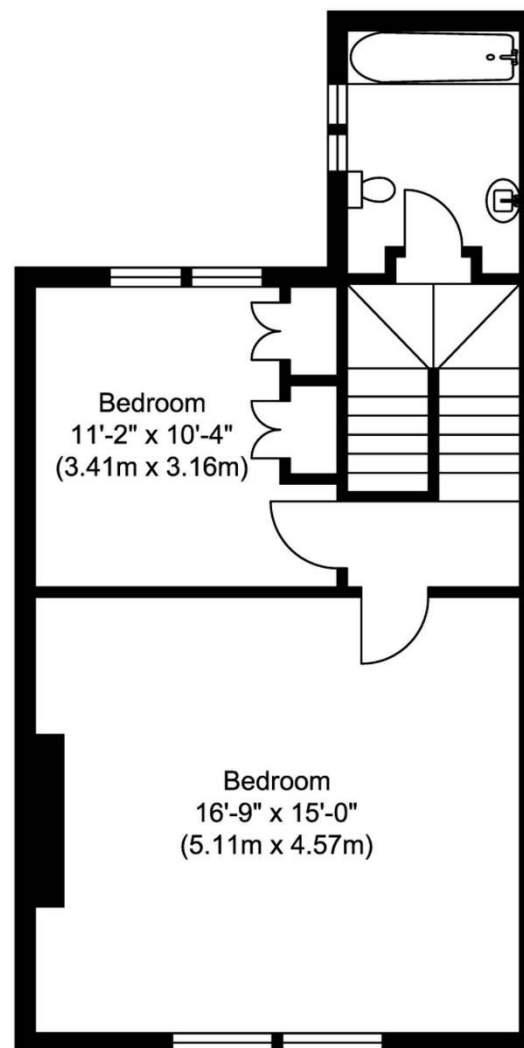
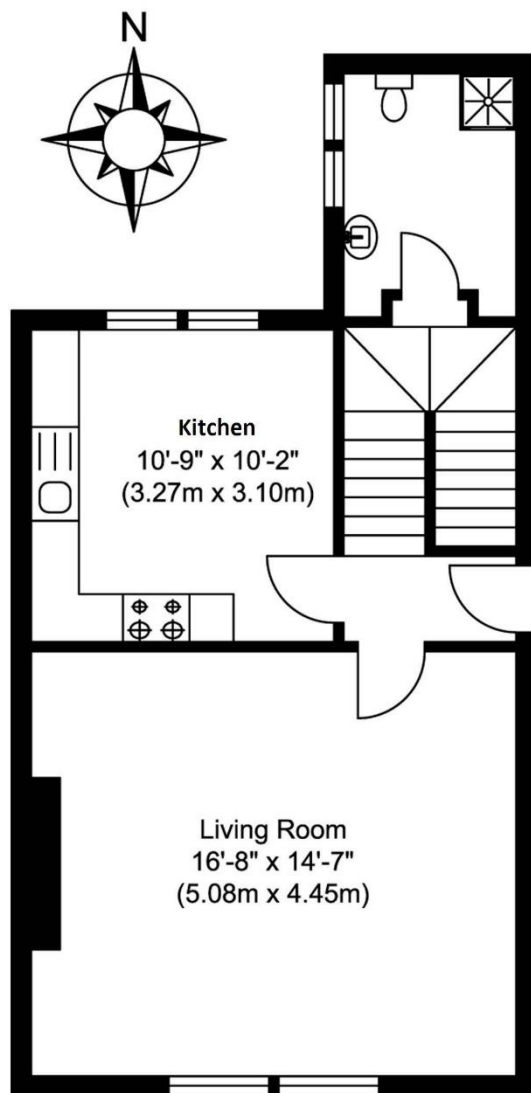
RECEPTION ROOM WITH HIGH CEILING, SEPARATE KITCHEN/BREAKFAST ROOM, TWO DOUBLE BEDROOMS, ONE BATHROOM, SEPARATE SHOWER ROOM.

**GUIDE PRICE: £875,000 LEASEHOLD**

**SERVICE CHARGE: TBA**







Approximate floor area  
960 sq ft / 89.18 sq m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.