



Finsbury Park Sales, 8 Blackstock Road, London N4 2DL

T 020 7704 5788 E finsburysales@ludlowthompson.com W www.ludlowthompson.com

FRAMPTON STREET ST JOHNS WOOD



SOLD

REF: 799356

2 Bed, Apartment

Two Double Bedrooms - High Quality refurbishment - No Chain - Short walk to Little Venice -

A great opportunity to purchase this delightful 2 bed apartment in the heart of St Johns wood. This Second floor flat has been recently refurbished to a show room standard and benefits from two double bedrooms. Located in a charming ex local authority building, the property is only a short walk from the shops and bars of Little Venice. With great transport links close by such as Paddington station and Edgware Road, this property is offered with No Chain.

**Train/Tube - Edgware Rd (Bak), Edgware Rd (Cir/Dis/H&C), Warwick Ave, Paddington
Local Authority/Council Tax - City of Westminster**

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Reception



Bedroom



Bedroom 2



Kitchen



Bathroom



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TOTAL APPROX. FLOOR AREA 564 SQ.FT. (52.4 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
Made with Metropix ©2014

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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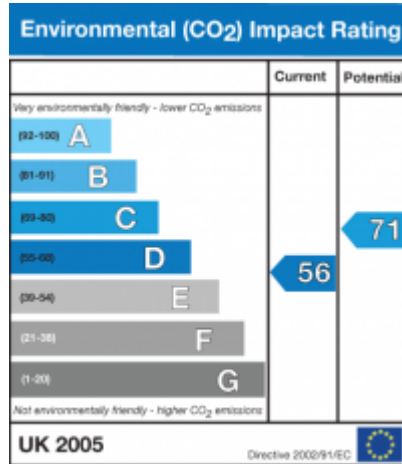
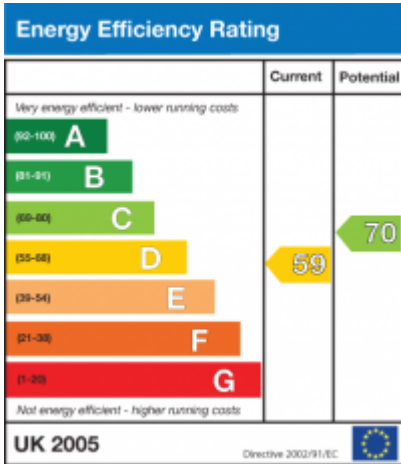
Bathroom



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CALL 020 7704 5788

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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Finsbury Park Sales Office quoting 799356

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.