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CAPISAN

MILTON  
STONE



# Boundary Road, NW8

£2,400,000 Freehold

4 bedroom semi-detached house for sale

## Description

A bright and spacious semi-detached 4 bedroom Freehold house with a South facing garden, garage and off street parking. Boundary Road is a short walk from the amenities of St Johns Wood High Street and St Johns Wood tube station (Jubilee Line) Planning permission has been obtained for a mansard loft conversion and an extension at garden level, further details are available on request.

## Tenure

Freehold





Boundary Road, NW8



Garden Level

Raised Ground Floor

First Floor

**Approx Gross Internal Area 1830 Sq Ft - 170 Sq M**

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 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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	80	47	82
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	
<small>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.</small>			
<small>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>)</small>			

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