

2 Bed Flat In Ainsworth House Boundary Road, St Johns Wood, NW8 0HY

£500,000





SHORT DESCRIPTION

Property Ref: 14906 Located on the 4th floor of a secure residential block, this superb two-bedroom flat has been recently refurbished to a high standard. The property offers a spacious and light-filled reception room with dedicated dining space, alongside a modern kitchen featuring integrated appliances. Both bedrooms are generously sized, offering comfortable living or working space, while the sleek bathroom is finished with quality fittings. A private balcony provides a peaceful outdoor retreat, perfect for morning coffee or evening relaxation. Situated on Boundary Road, the flat is just a short walk from the vibrant amenities of Finchley Road, with excellent transport links via Swiss Cottage Underground and South Hampstead Overground stations—making it ideal for professionals, couples, or investors seeking convenient city living. Property Type: Flat Full selling price: £500000.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 94 Yearly Ground Rent Cost: £10.00 Yearly Management Cost: £2438.00 Council tax band: C EPC rating: E Measurement: 732 sq.ft. Outside Space: Communal Garden Parking: Permit Heating Type: Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----

2

Bed Room(s)

1

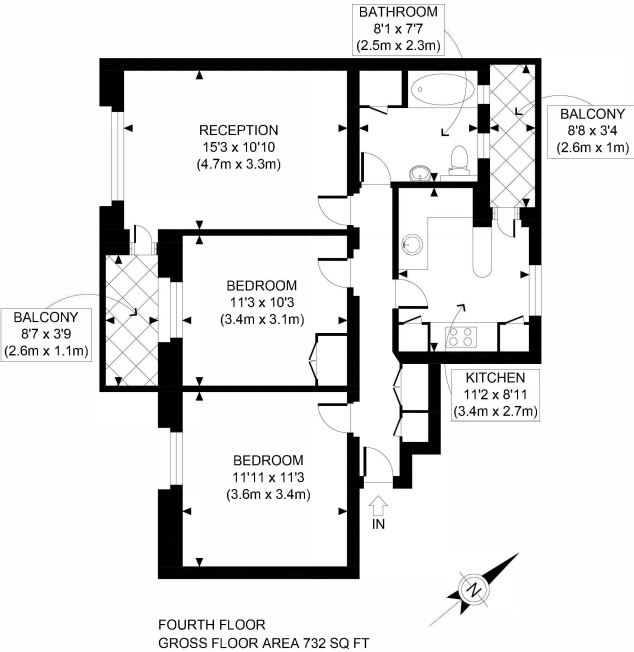
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Top-floor flat
Total floor area	68 square metres

Rules on letting this property

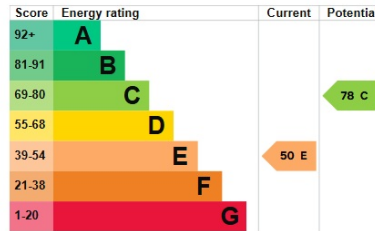
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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