

20, QUEEN'S TERRACE, ST JOHNS WOOD NW8 6DW



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A large modern 3 double bedroom flat to rent on the 2nd floor of this well maintained purpose built portered block in the heart of St Johns Wood. Comprising a Principal bedroom with en-suite shower room and built in wardrobes, 2 further double bedrooms, family bathroom, modern fully fitted kitchen and a large reception rooms The flat also benefits from 24 hour portering and secure underground parking.

Balmoral Court is located just off the Finchley Road in the heart of St Johns Wood just a few minutes walk to St Johns Wood underground station (Jubilee Line, Zone 2) as well as all the local shops, restaurants, cafes and bars of the area.

- THREE DOUBLE BEDROOMS • LARGE RECEPTION • TWO BATHROOMS (ONE EN-SUITE) • 24 HOUR PORTER • UNDERGROUND PARKING • CLOSE TO ST JOHNS WOOD STATION

EPC RATING: C COUNCIL TAX BAND: H

**£1,385 PER WEEK**  
**UNFURNISHED**

**TENANTS FEES:** As well as paying the rent, tenants may also be required to make the following permitted payments:

Holding Deposit (maximum of 1 week's rent)

Security Deposit equivalent to 5 or 6 weeks' rent (AST tenancies)

Utilities, Communications services charges including TV licence, and Council Tax

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

**ARLINGTON**

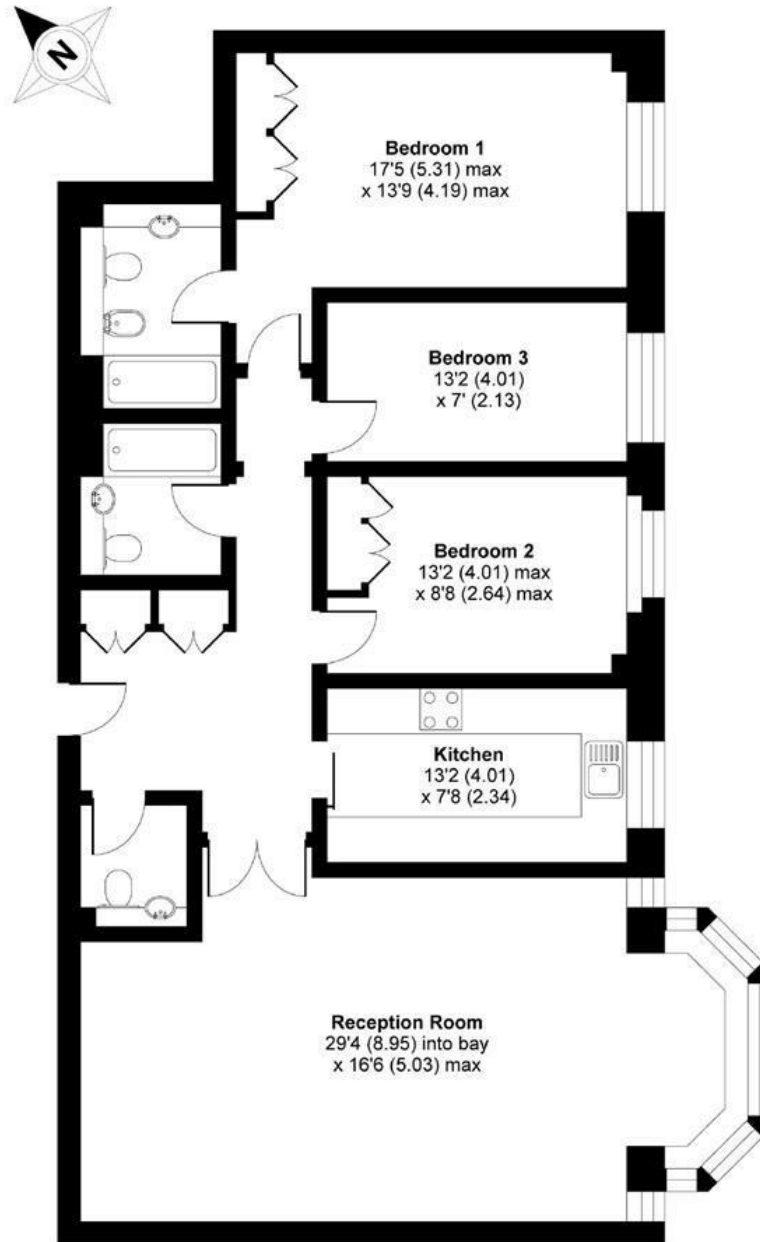
RESIDENTIAL

**020 7722 3322**

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SECOND FLOOR