



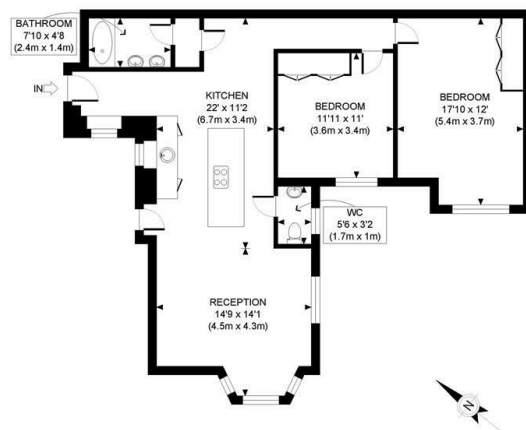
THE ESTATE COMPANY



## St John's Wood, London, NW8 9TX

£3,000 Per Calendar Month

- Two double bedrooms
- 927 sq ft
- 24 hour concierge
- Heating and Hot Water Included in Rent
- Furnished
- St Johns Wood Station 2 min walk - Jubilee Line

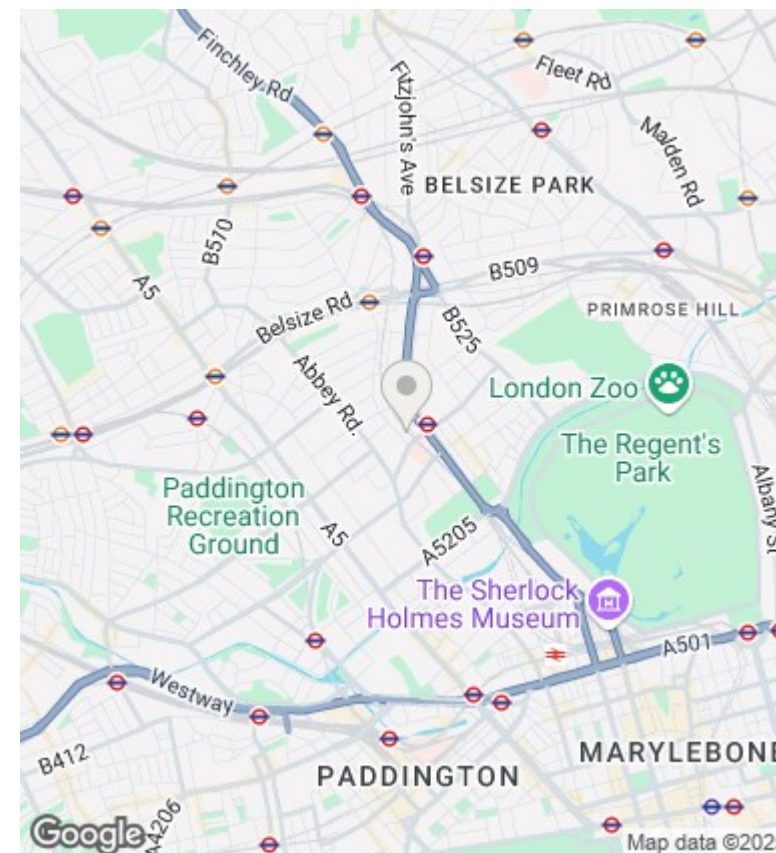


LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 927 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 927 SQ FT/ 86 SQM

**PROPERTY PHOTO PLANS**  
ONE STOP SHOP FOR PROPERTY MARKETING

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 errors, omissions, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective client. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



## Directions

## Viewings

Viewings by arrangement only. Call 020 7372 5000 to make an appointment.

## Council Tax Band

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	