



ST. JOHNS COURT  
FINCHLEY ROAD  
LONDON  
NW3 6LL

**PRICE: £2,600 PCM**

FURNISHED

We are delighted to offer this recently refurbished two bedroom, third floor apartment with large balcony running the entire length of the property. And located within this highly regarded block adjacent to Finchley Road tube station.

The apartment has been finished to a high specification and faces the side of the block away from the Finchley Road. With large bay window reception room and high quality fitted kitchen, two bedrooms, luxurious bathroom/WC and utility cupboard.

This two bedroom apartment benefits passenger lift, porter and communal heating and hot water.

The property has now been furnished.

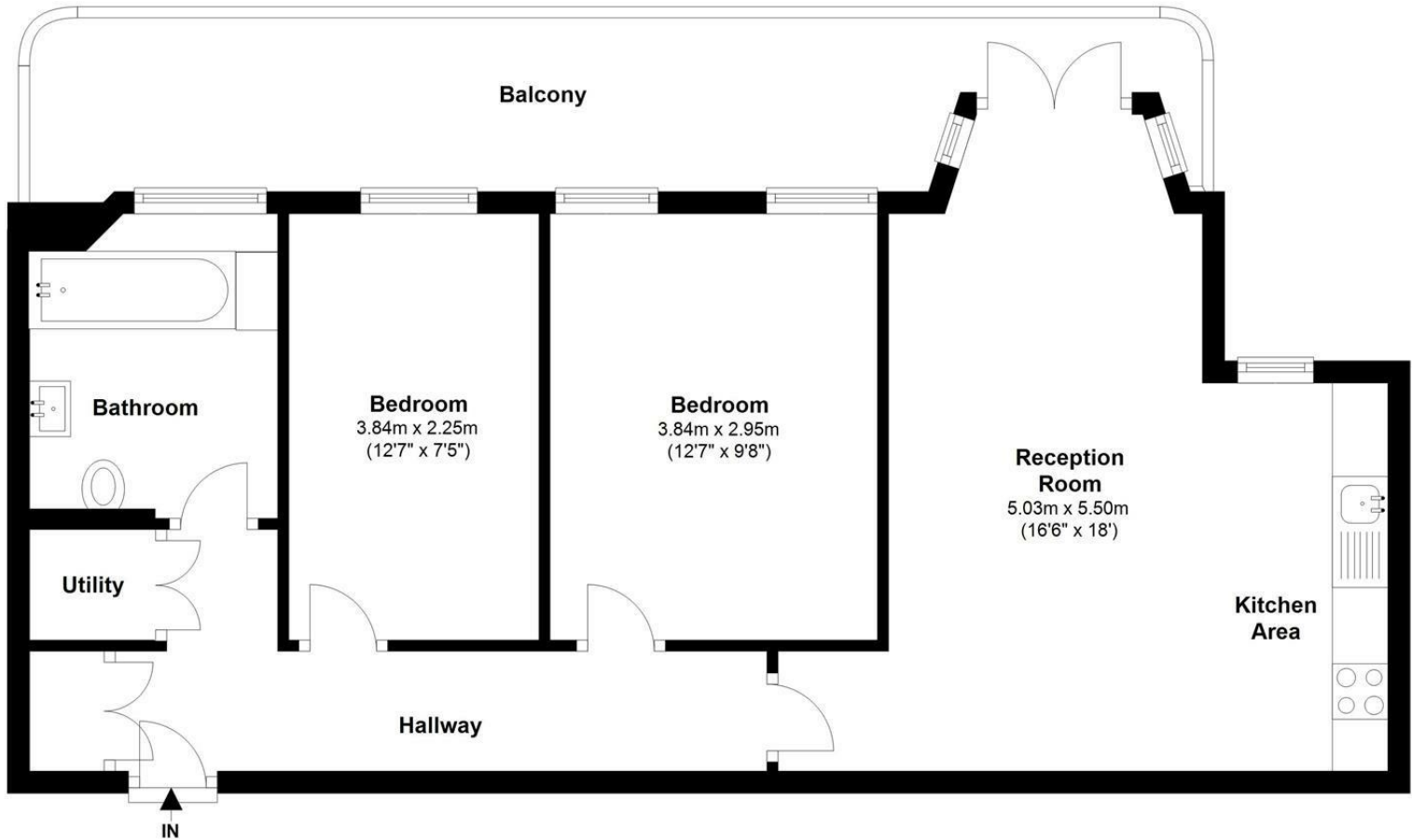


## FEATURES:

- Third floor Flat
- West facing to the side of the block
- Large Balcony
- Passenger Lift
- Communal Heating and Porter

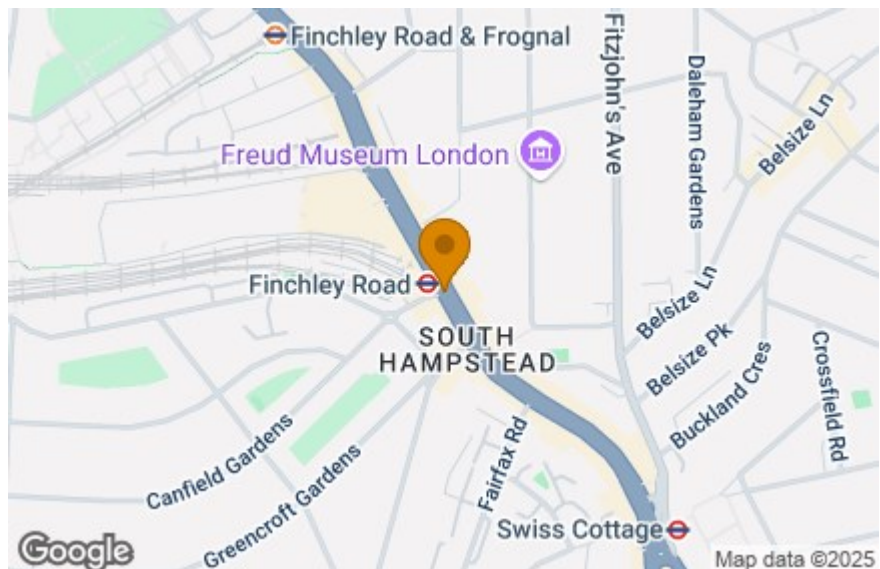
### Third Floor

Approx. 62 sq. meters (667 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>72</b> <b>83</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>74</b> <b>88</b>



#### IMPORTANT NOTICE

Whilst every attempt has been made to ensure the accuracy of these details and floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans and details are for representation only as defined by RICS code of measuring practice and should be used as such by any prospective tenant. Not to scale. Copyright: RHW Estates