



This unique and beautifully presented one bed flat is located within a secure gated development set in landscaped communal gardens that benefits from 24 hour concierge and off street parking. The flat features its own entrance and comprises an open plan kitchen and living room and a double bedroom with luxury en suite shower room, approximately 450 sq ft / 41.8 sq m in total. St Johns Wood High Street is approximately half a mile away. The nearest underground station is Swiss Cottage (Jubilee Line) tube 0.2 miles

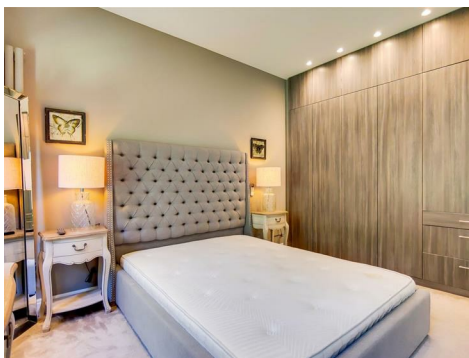
St John's Wood Park

NW8 6NJ

£595 Per Week

Subject to Contract

FOXGREGORY



FOXGREGORY

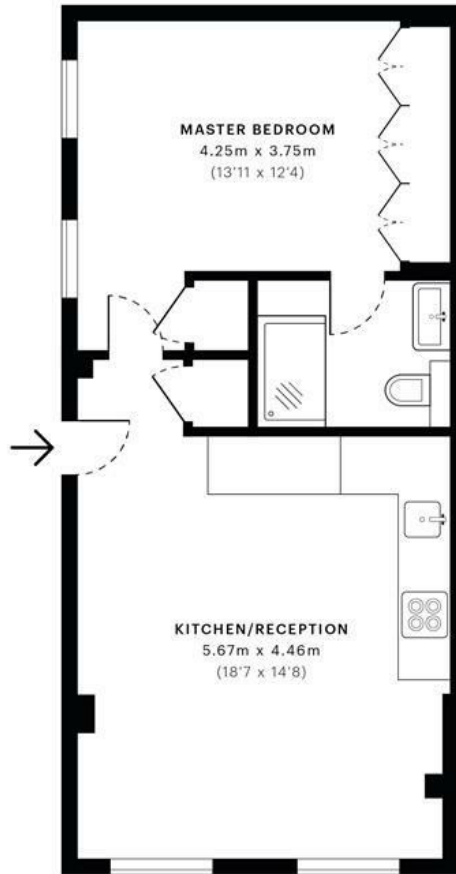
SD Investments & Management

Boydell Court, NW8

CAPTURE DATE: 21/07/2020 LASER SCAN POINTS: 41,154,148

GROSS INTERNAL AREA

40.78 sqm / 438.95 sqft



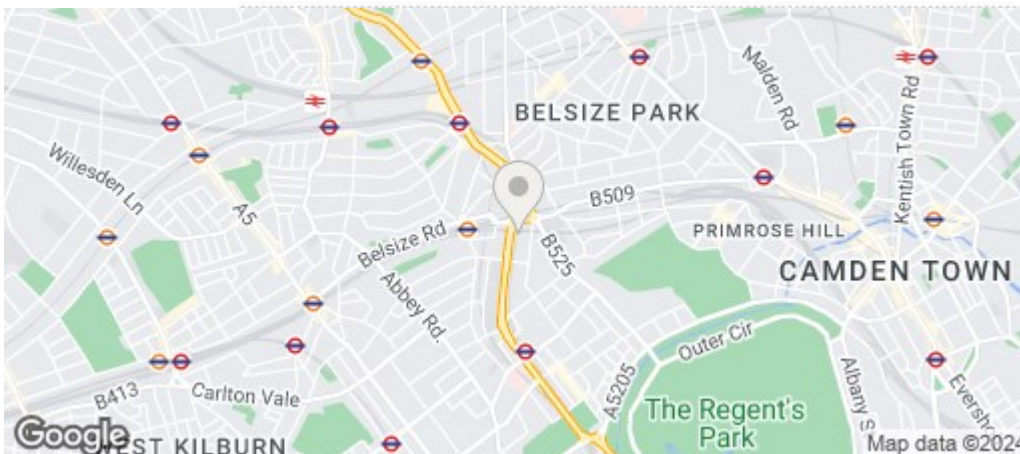
- Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
40.78 sqm / 438.95 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes webrooms, restricted head height
38.93 sqm / 419.04 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



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		
England & Wales	EU Directive 2002/91/EC	