



A large and extremely modern 3-bedroom flat is available to rent on the 4th floor of Balmoral Court, an exquisite purpose-built luxury block in the heart of St John's Wood. The property features three double bedrooms, including a master bedroom with an en-suite shower room, two large reception rooms, and a family bathroom with a bath, WC, and wash basin. All rooms are furnished to a high standard with wood flooring throughout. The modern fully fitted kitchen includes a washing machine, dishwasher, fridge-freezer, hob, and oven.

Additional amenities include gas central heating, a lift in the building, 24-hour portorage, and secure underground parking for one car.

Balmoral Court is ideally located just off the Finchley Road, only a few minutes' walk from St John's Wood Underground station (Jubilee Line, Zone 2), as well as local shops, restaurants, cafes, and bars. The apartment is situated on the fourth floor and offers impressive bay windows in the reception area, filling the space with natural light.

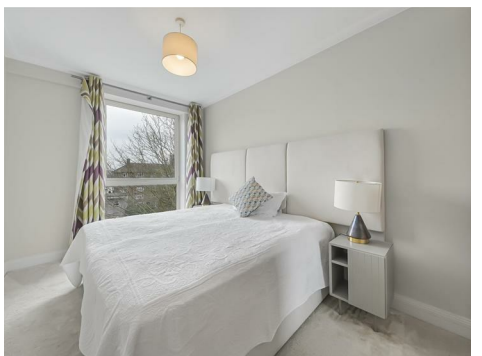
Queens Terrace

NW8 6DW

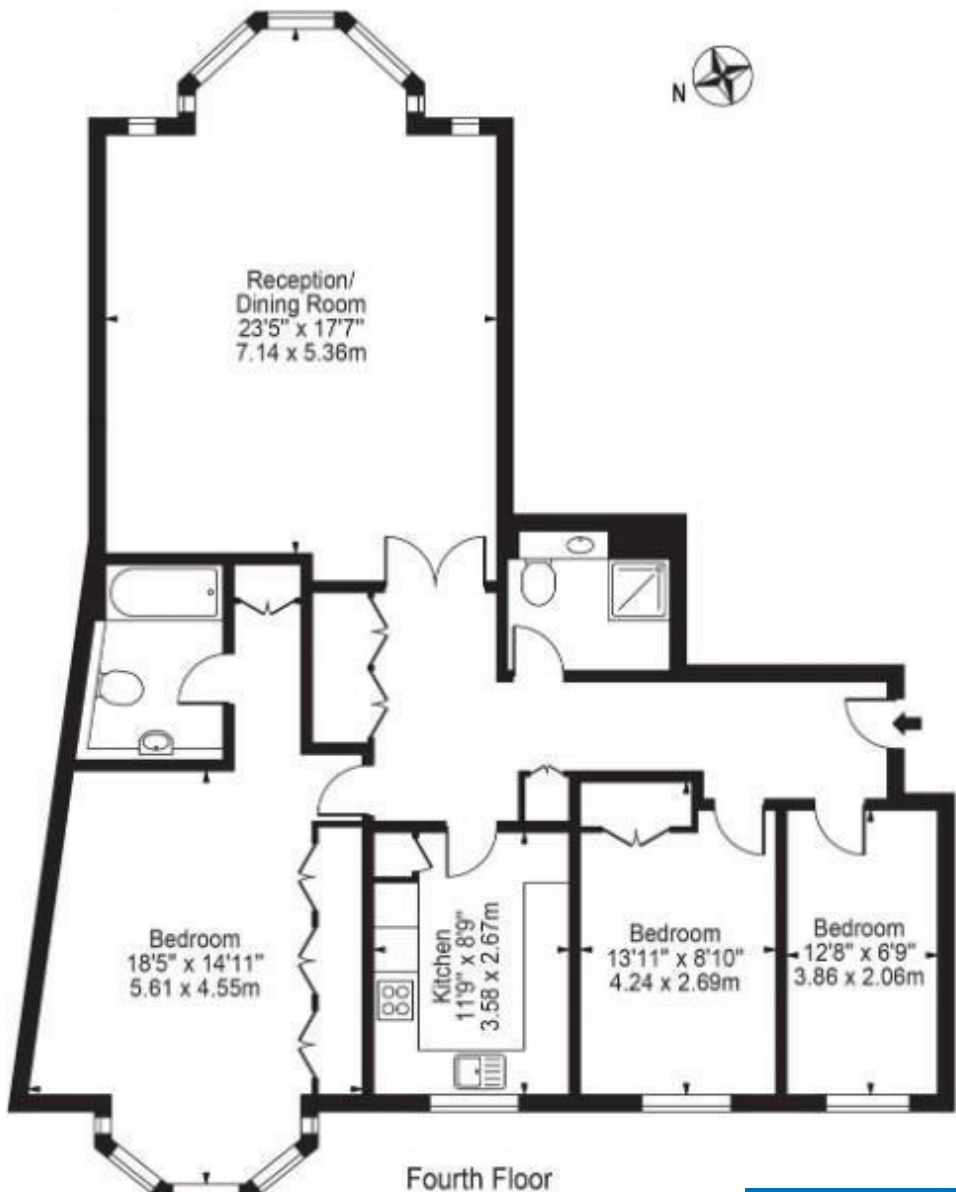
£1,600 Per Week

Subject to Contract

# FOXGREGORY



Balmoral Court  
Approx. Gross Internal Area 1272 Sq Ft - 118.17 Sq M



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 78                      | 79        |
| (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 |           |