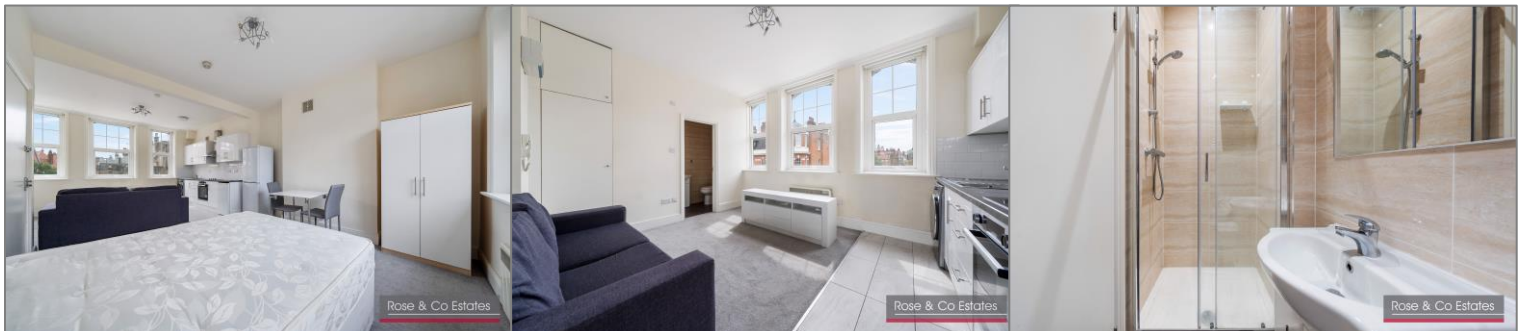


Allitsen Road, St Johns Wood, NW8



Rose & Co Estates

- 2nd floor studio flat above shops on Allitsen Road close to St John's Wood High Street
- Open plan fitted kitchen. Furnished or unfurnished
- EPC Band D.Council Tax Band D
- Well located for Regent's Park, Lord's Cricket Ground and St John's Wood Station
- Available Mid July
- Viewing via Rose & Co Estates 020 7372 8488

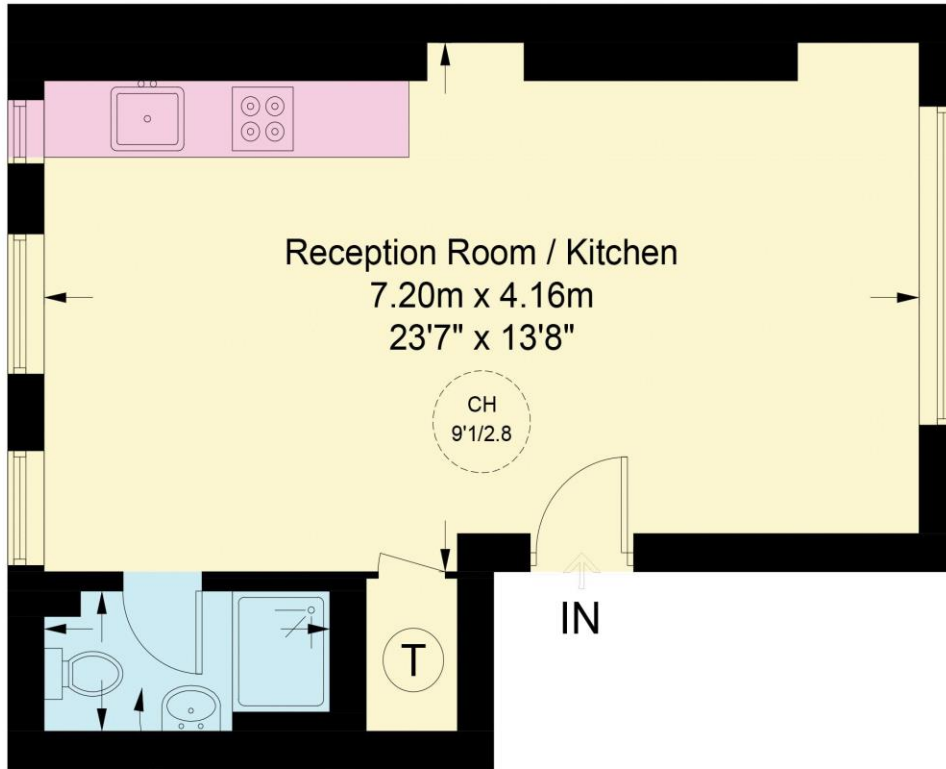


Weekly Rental £470 Monthly £2036.66

Allitsen Road, NW8



Approximate Gross Internal Area = 356 sq ft / 33.1 sq m



Bathroom
2.42 x 1.10
7'11 x 3'7

Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID981503)



**Certified
Property
Measurer**

Rose & Co Estates

Energy performance certificate (EPC)

Flat 2 128a Allitsen Road LONDON NW8 7AU	Energy rating D	Valid until: 23 November 2025
		Certificate number: 9446-2801-7494-9795-7355

Property type

Mid-floor flat

Total floor area

34 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)