



FINCHLEY ROAD, ST JOHNS WOOD, NW8 £5,180 Per Month Furnished

A newly refurbished 4 bedroom maisonette flat in a striking period conversion in the heart of St Johns Wood, just moments from the tube station (Jubilee line) and the American School. The property boasts 4 double bedrooms, fantastic storage, two modern bathrooms (one of which is en-suite), a lovely bright reception room with wooden floors, a fantastic spacious eat-in kitchen and a roof terrace. Encompassing the whole of the first and second floor and is within walking distance of, Lords Cricket Ground and Regents Park and Primrose Hill. Possible parking can be arranged by separate negotiation. St Johns Wood is one of the finest neighbourhoods in Northwest London. Located just north of the West End, it is blessed with being very central and yet retaining a neighbourly community feel. St Johns Wood High street has a super selection of boutique shop, wonderful restaurants, cafes and delicatessens. The tube provides easy access to the West End, City and Canary What and being located in the London Borough of Westminster it has the lowest council tax rates in the country.



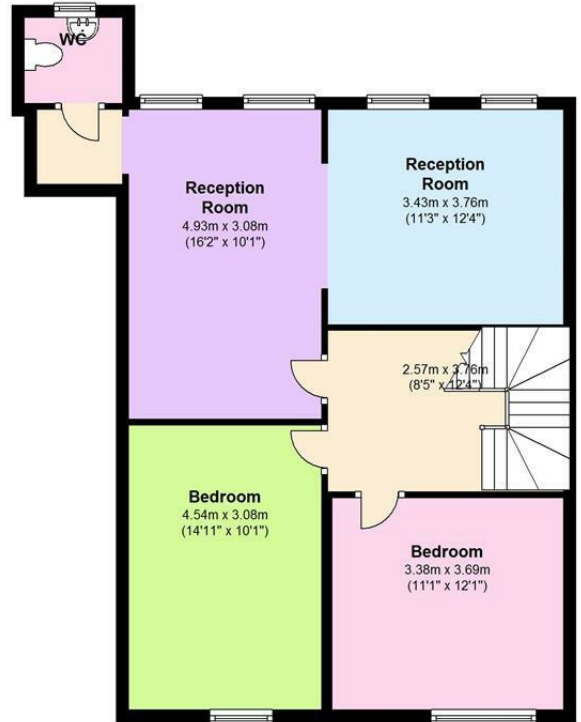
Second Floor

Approx. 72.6 sq. metres (781.3 sq. feet)



Third Floor

Approx. 70.2 sq. metres (755.5 sq. feet)



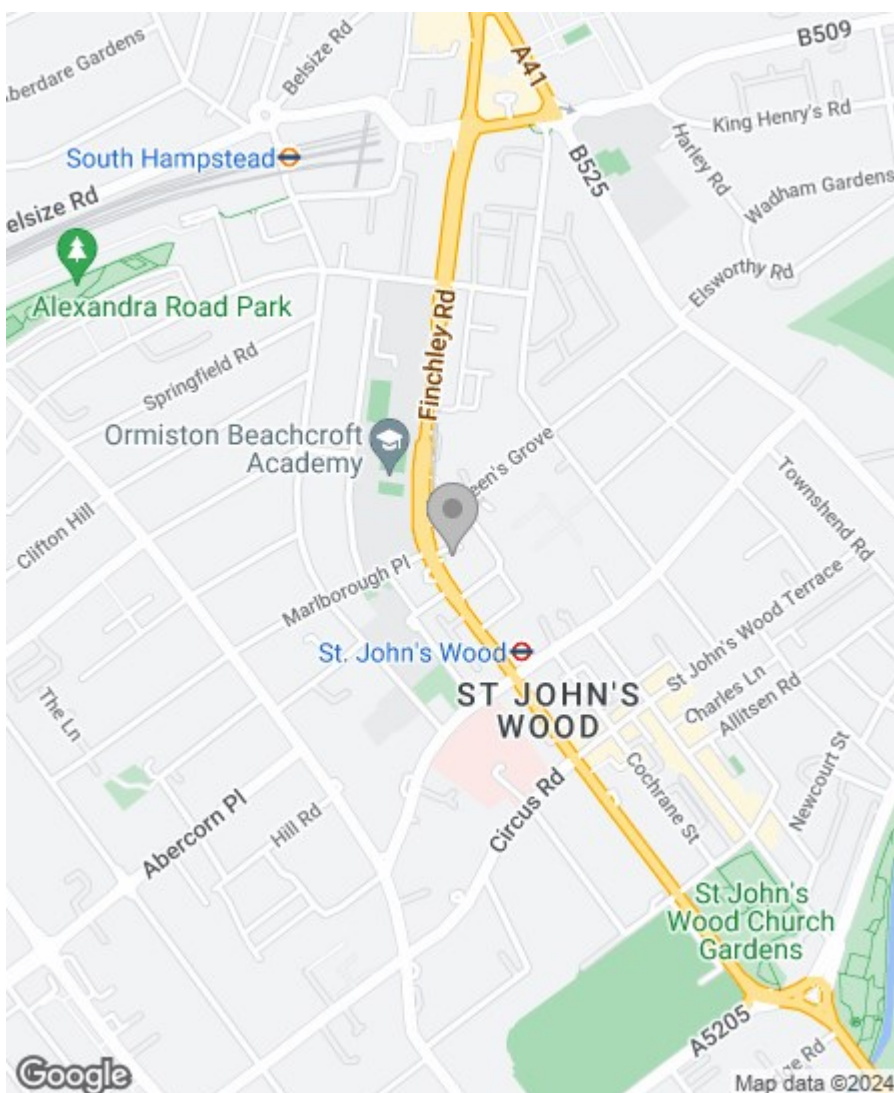
Total area: approx. 142.8 sq. metres (1536.8 sq. feet)

Property Overview

Location	St John's Wood, NW8
Price	£5,180 Per Month
Bedrooms	4
Bathrooms	2
Receptions	2
Council	Westminster
Tax Band	G
Furnishing	Furnished

Key Features

- Close to ASL
- Duplex
- Recently Refurbished
- Modern Kitchen
- Jubilee Line
- Contemporary Bathroom
- Separate Dressing Room
- Double Reception
- Direct Access to Canary Wharf
- En-Suite Shower Room



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		
	66	80

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
	61	80

England & Wales

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IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

