



## Allitsen Road, St Johns Wood, NW8 £2,040 Per Month Furnished

A brand newly refurbished second floor studio flat above a commercial unit in the heart of St John's Wood. Ideally located for the amenities of St John's Wood high street and tube station.

Rent inclusive of council tax



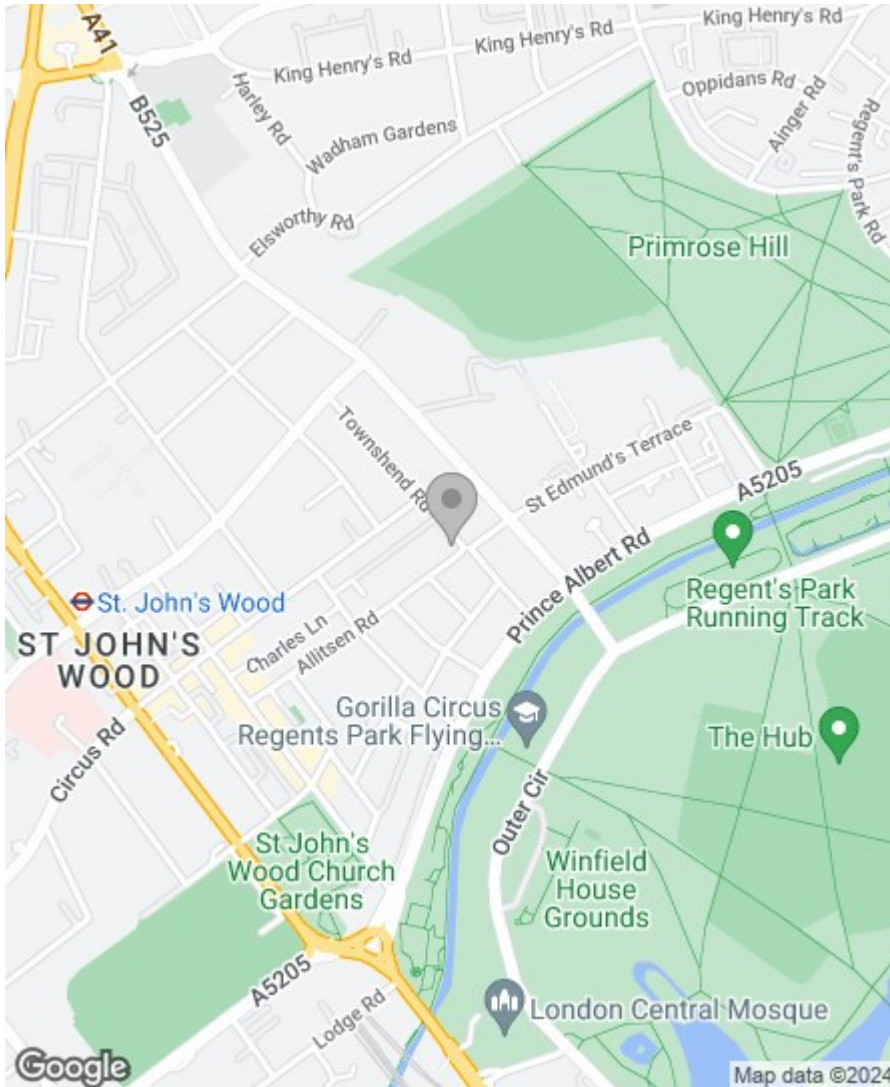
**g** | **AWAITING  
FLOOR PLAN**

## Property Overview

Location	St Johns Wood, NW8
Price	£2,040 Per Month
Bedrooms	0
Bathrooms	1
Receptions	1
Council	
Tax Band	
Furnishing	Furnished

## Key Features

- Rent Includes Council Tax
- Superb Location
- Well presented
- Furnished



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## England & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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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).

