

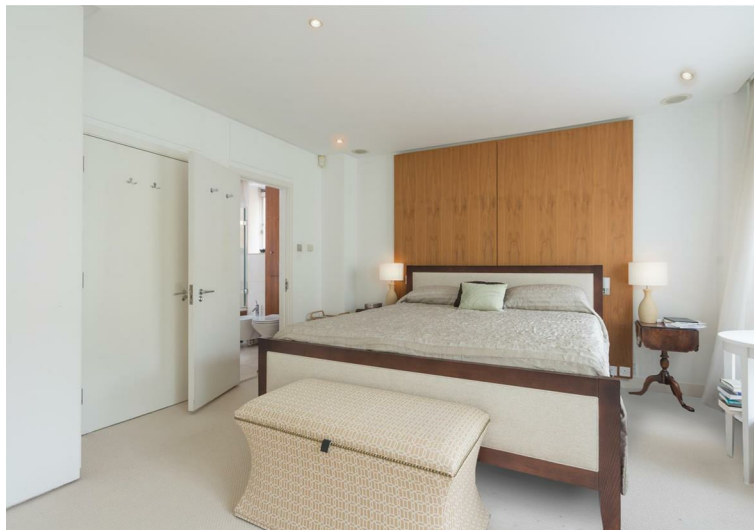


Loudoun Road, St Johns Wood, NW8 £11,917 Per Month Unfurnished

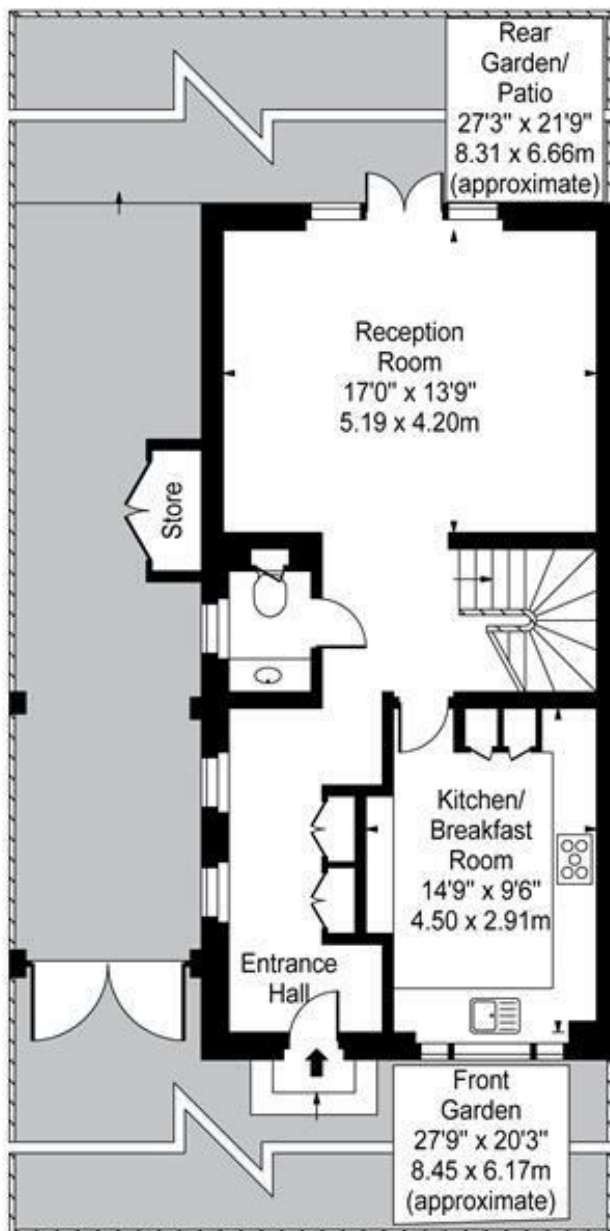
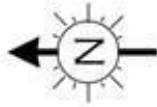
A beautiful family home arranged over three floors, offered in good condition throughout with a delightful rear garden.

The house comprises a bright and spacious reception room on the ground floor, a separate eat-in kitchen, a second reception room on the first floor, a master bedroom with an en-suite bathroom and fitted wardrobes, five further bedrooms with fitted wardrobes, a bathroom, shower room, guest cloakroom, and private patio garden.

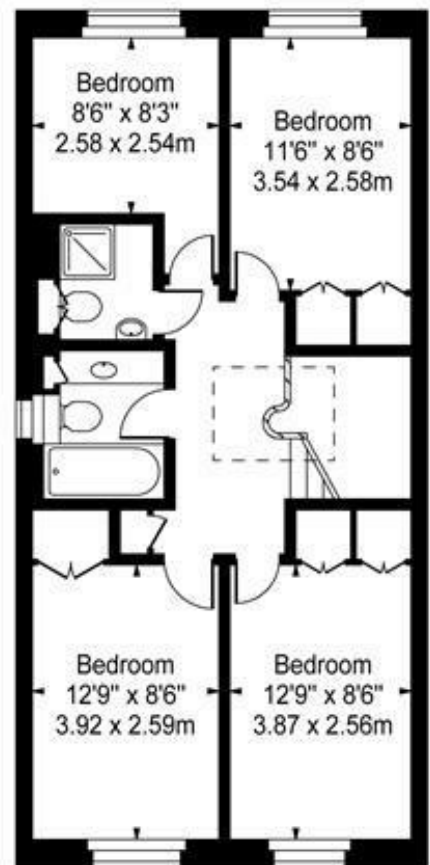
Loudoun Road is conveniently located within walking distance of St. John's Wood High Street (0.5 miles), St. John's Wood Underground Station (Jubilee Line - 0.4 miles) and The American School in London (0.2 miles).



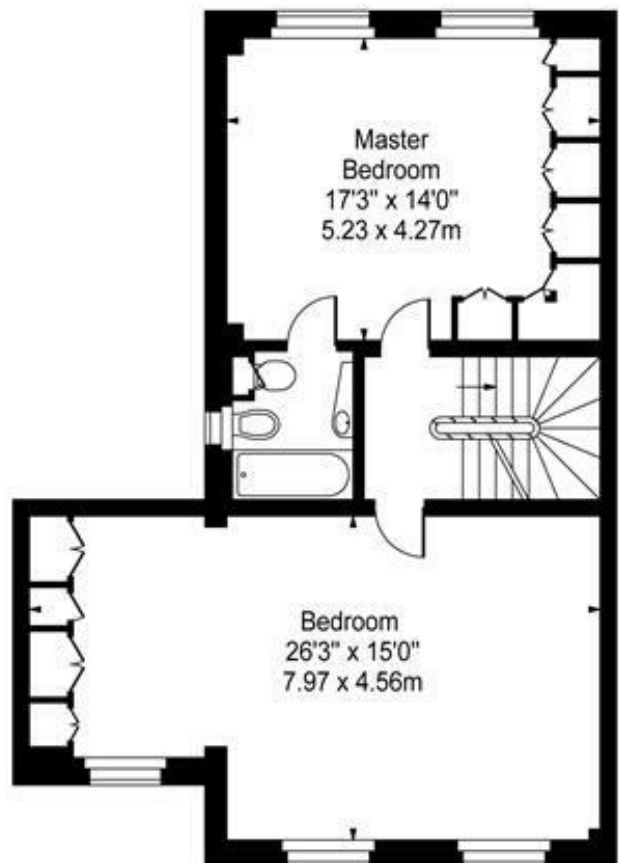
Loudoun Road, NW8



Ground Floor



Second Floor



First Floor

Approx Gross Internal Area

1962 Sq Ft - 182.27 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.38901

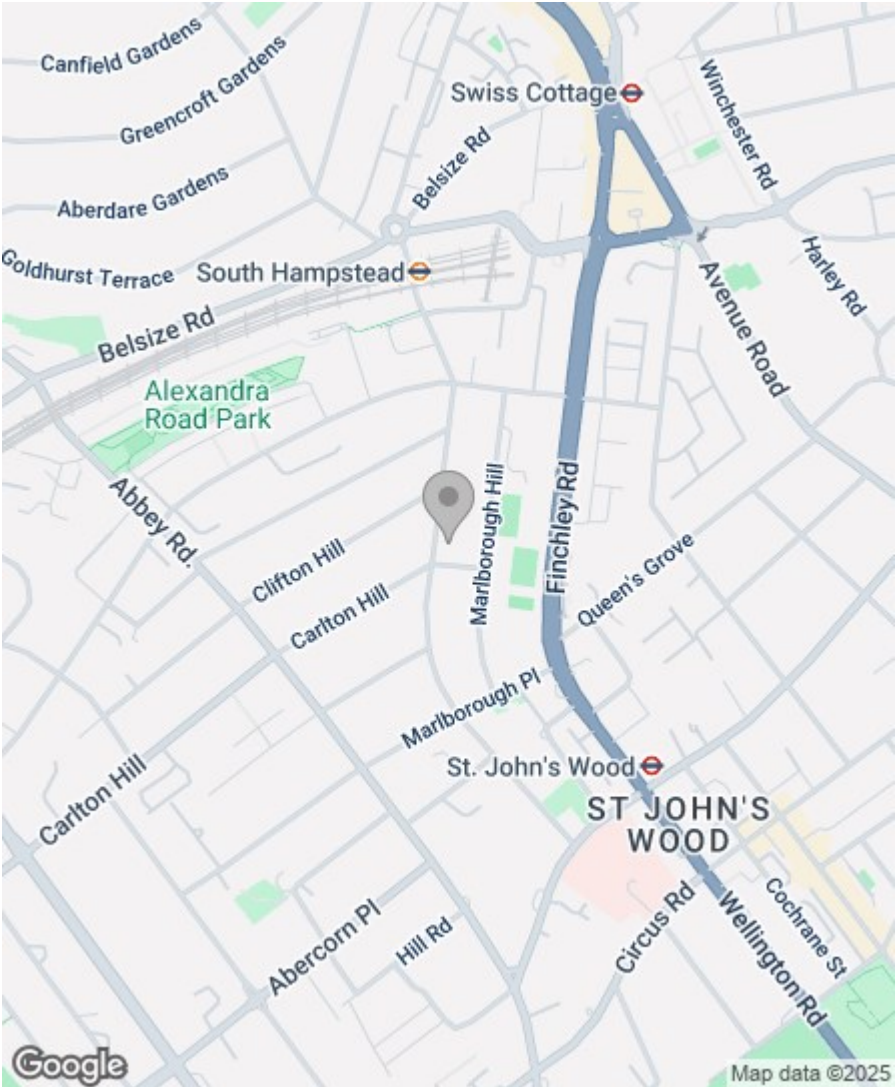
This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Property Overview

Location	St Johns Wood, NW8
Price	£11,917 Per Month
Bedrooms	6
Bathrooms	3
Receptions	2
Council	Westminster
Tax Band	H
Furnishing	Unfurnished

Key Features

- 5 Bedrooms
- 2 Bathrooms
- Shower Room
- Guest Cloakroom
- 2 Reception Rooms
- Separate Kitchen
- Private Patio Garden
- Great Location
- Close to Transport Links



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	49	58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Greenstones Estates Ltd
Registered in England & Wales
Registered Office:
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Company Registered number
03513585

Trading address
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We are members of



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).