

3, COURT CLOSE, ST JOHN'S WOOD PARK NW8 6NN



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A spacious and beautifully presented 4-5 bedroom modern townhouse in a private gated residential complex. The house offers around 1,876 sq ft/174.5 sq m over three floors and features open-living areas that lead onto a private garden with separate store room. Court Close is set in communal gardens with 24 hour concierge and unreserved off street parking. The shops and amenities of both St John's Wood and Finchley Road are within proximity. The closest underground stations are Swiss Cottage (Jubilee Line) 0.2 miles and St John's Wood (Jubilee line) 0.5 miles.

- 4 Bedrooms • 5th Bedroom/Study • 4 Bathrooms (1 en Suite) • Double Reception Room • Open Plan Kitchen • Private Garden with Storeroom/Office • Off Street Parking • 24 Hour Porters/Security • Communal Central Heating & Hot Water • EPC Rating D

EPC Rating: D Council Tax Band: G

£2,492 PER WEEK

FURNISHED/UNFURNISHED

TENANTS FEES: As well as paying the rent, tenants may also be required to make the following permitted payments:

Holding Deposit (maximum of 1 week's rent)

Security Deposit equivalent to 5 or 6 weeks' rent (AST tenancies)

Utilities, Communications services charges including TV licence, and Council Tax

Please contact us for information regarding any further Tenants permitted payments under the Tenant Fees Act 2019

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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RESIDENTIAL

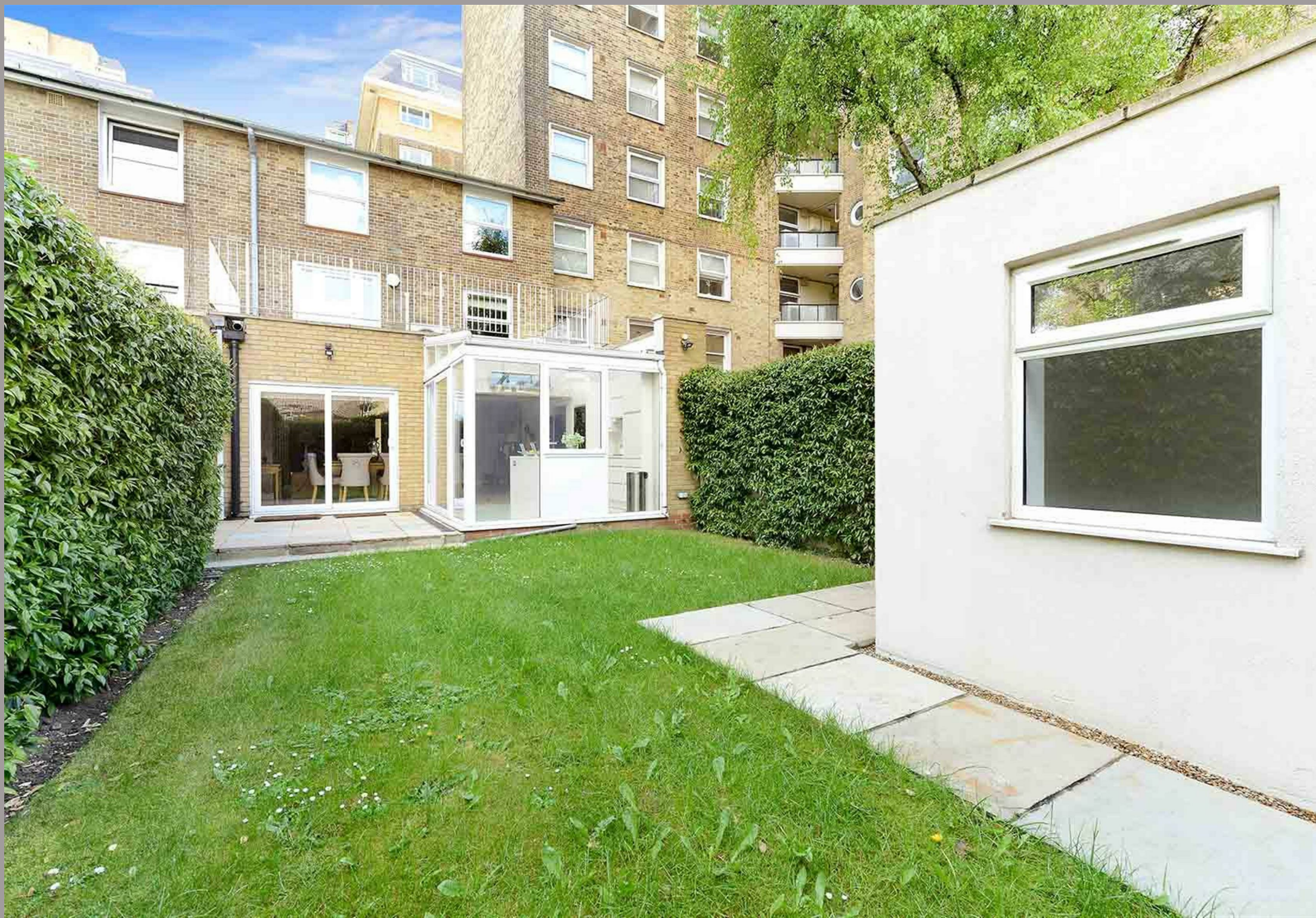
020 7722 3322

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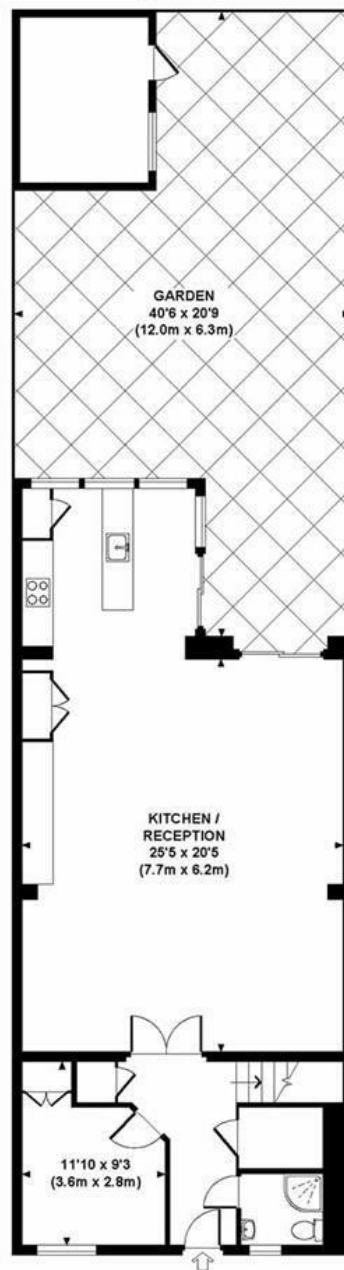




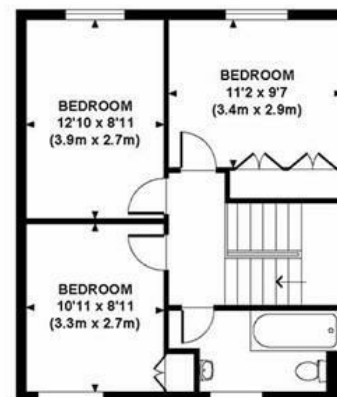


COURT CLOSE

Approximate Gross Internal Area 1876 sq ft / 174.5 sq m



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 902 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 487 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 487 SQ FT

Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.
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