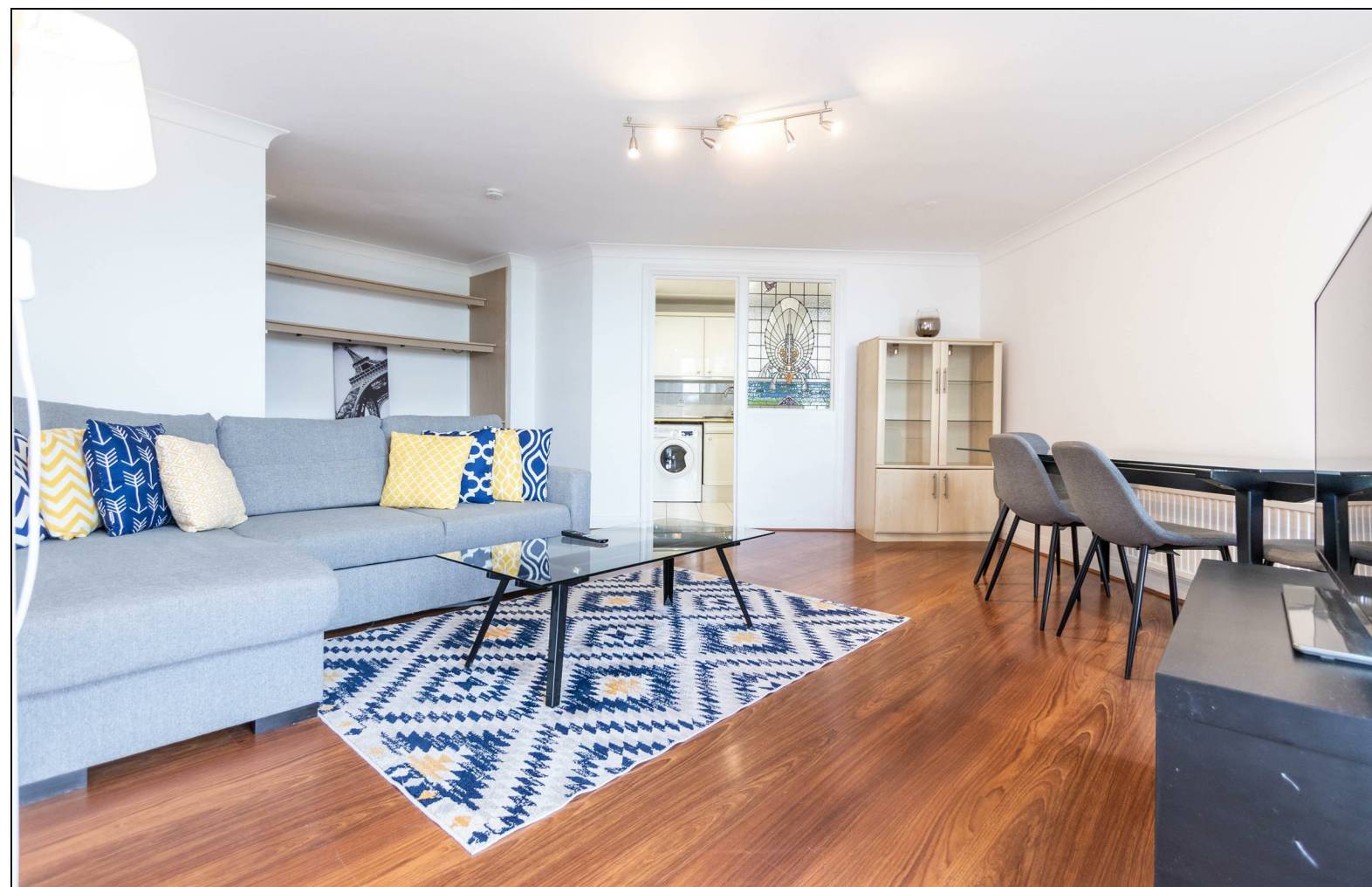




Blazer Court

St Johns Wood Road, St Johns Wood, NW8 7JY

£775 Per Week

A well presented two double bedroom (Two bathrooms) apartment on the SIXTH floor in this well secured and maintained purpose built block situated along St John's wood Road by the world renowned Lords Cricket Ground, with welcoming reception, lifts and 24 hours porters. This fine property benefits from being located opposite to Lords and within walking distance from St. John's Wood Station, St John's wood High street and Little Venice as well as Regents Park.

The flat affords having wooden flooring throughout, entrance hallway leading into : large reception/dining room, , fitted kitchen, master bedroom with e/s shower/WC, second bedroom, family bathroom/WC.

Parking for one car may be included. Flat is to be let furnished and available NOW.

- Entrance Hall
- Reception/Dining Room
- Fitted Kitchen
- 2 Double Bedrooms
- En Suite Shower/Wc
- Bathroom/wc
- Wood flooring thru out
- 24 Hour Porterage
- Close to SJW tube and Regent's Park.
- Modern Fully Fitted Kitchen

Viewing

Please contact our Messila Residential Office on 020 7586 6699 if you wish to arrange a viewing appointment for this property or require further information.



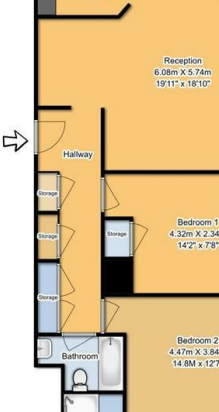
BLAZER COURT
28A St John's Wood Road



FLOOR PLAN

504 BLAZER COURT, ST JOHN'S WOOD ROAD NW8 7JY





ROOM DESCRIPTIONS

ENTERED
The property is entered via a communal entrance hall.

SIXTH FLOOR
Reception
6.08m X 5.74m (19'11" x 18'10")

Kitchen
3.73m X 2.24m (12'3" X 7'4")

Bedroom 1
4.32m X 2.34m (14'2" x 7'8")

Bedroom 2
4.47m X 3.84m (14'8M x 12'7")

Bathroom
1.84m X 2.23m (6'0" x 7'4")

Shower room
2.14m X 1.50m (7'0" x 4'11")

Hallway

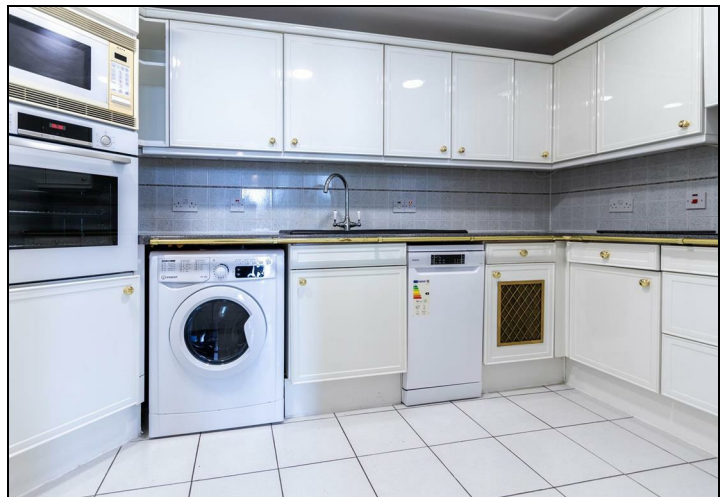
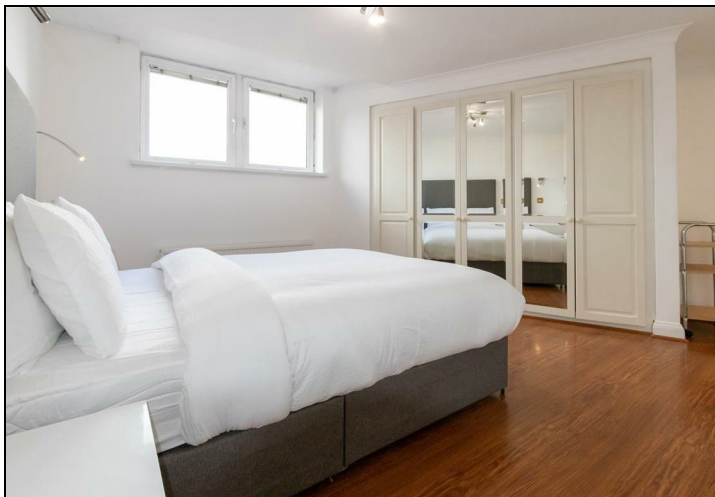
Storage

APPROX GROSS INTERNAL FLOOR AREA 887 SQ.FT (82.43 SQ.M)

Illustration for identification purposes only.
Measurements are approximate, not to scale.
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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 76 80			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-30) G 77 82			
Not environmentally friendly - higher CO₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



T: 020 7586 6699 **E:** regentspark@messilaresidential.com **W:** messilaresidential.com