

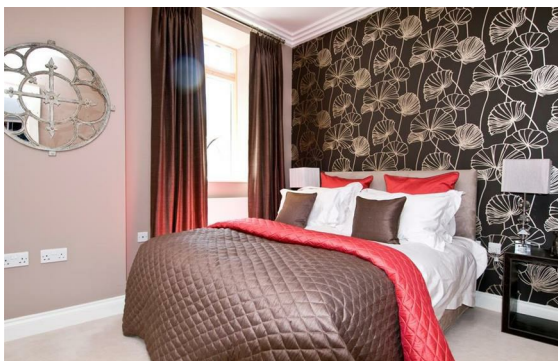


**St. Johns Wood Road, St John's Wood, London, NW8**

Rent £1,300 PCM

2 Bed | 1 Bath | 1 Reception

*Please call us on 020 7724 2233 or email us [info@newingtonstates.com](mailto:info@newingtonstates.com) to book a viewing.*



A well-presented two-bedroom apartment features a bright reception and dining room overlooking the communal gardens, a separate kitchen with integrated appliances, and two well-proportioned bedrooms. Two bathrooms (one en-suite) are complemented by a guest WC, while ample storage and a private balcony enhance the comfort and functionality of the apartment.

Residents benefit from beautifully maintained communal gardens, porter service, lift access. Ideally located close to St. John's Wood Station and Swiss Cottage Station, with Regent's Park and Primrose Hill nearby.

EPC Rating: C

## Energy Efficiency Rating: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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