

## Court Close, St Johns Wood Park, NW8 £11,301 Per Month Furnished/unfurnished

A superb recently refurbished family home set within this gated development offering 24 hour porters and off street parking. The accommodation comprises four bedrooms, three bathrooms, one en-suite, master bedroom with roof terrace, kitchen, private garden. The property is located within easy access of the American School in St Johns Wood. The house has wood flooring throughout and is in excellent condition throughout. Court Close benefits from excellent transport amenities with Swiss Cottage Underground Station (Jubilee line) located approximately 150m to the north and South Hampstead Station (Overground) located approximately 350m to the west.





**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
176.00 sqm / 1894.45 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
155.44 sqm / 1673.14 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
23.46 sqm / 252.52 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.47 sqm / 5.06 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 192.15 sqm / 2068.29 sqft  
IPMS 3C RESIDENTIAL 180.86 sqm / 1946.76 sqft

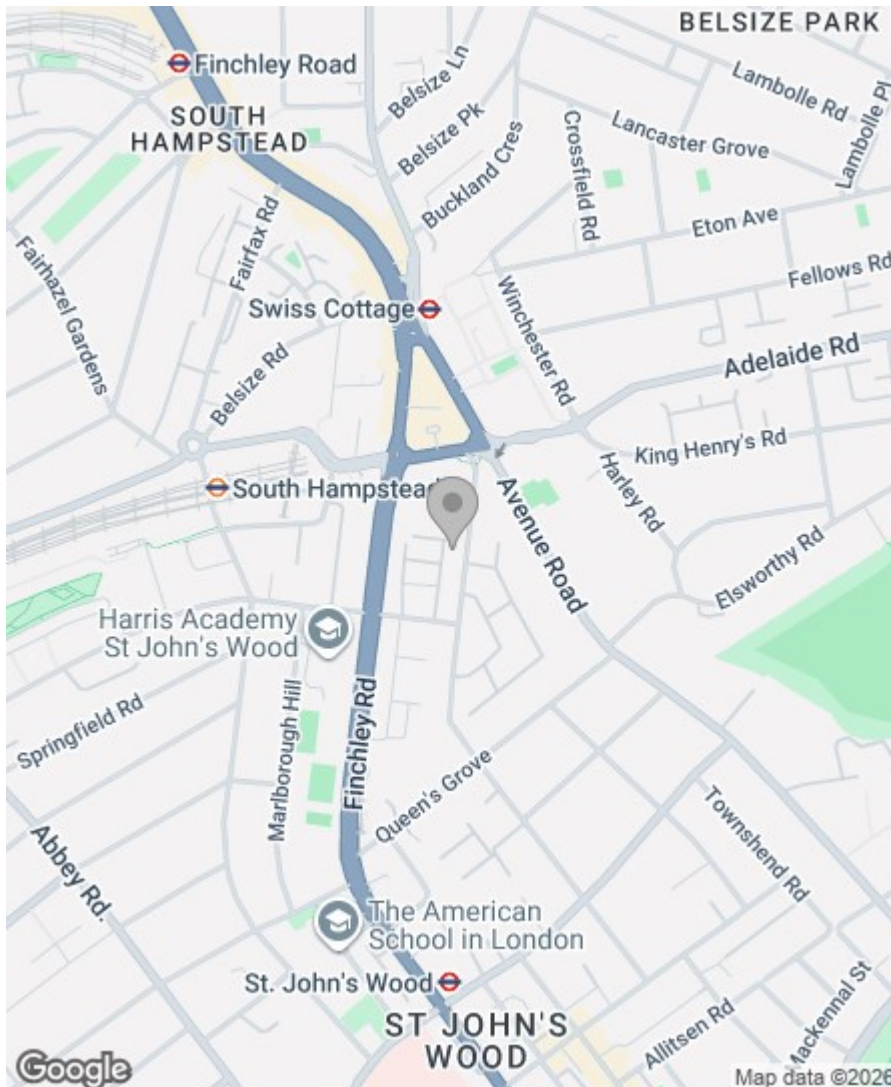
SPEC ID: 61264b88c931540da6758717

## Property Overview


Location	St John's Wood, NW8
Price	£11,301 Per Month
Bedrooms	4
Bathrooms	3
Receptions	2
Council	Camden
Tax Band	G
Furnishing	Furnished/unfurnished

## Key Features

- 4 Bedrooms
- 3 Bathrooms
- Gated Development
- 24 hour Portage
- Off Street Parking
- Private Garden
- Close to Transport Links



## 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>	70	77
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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