



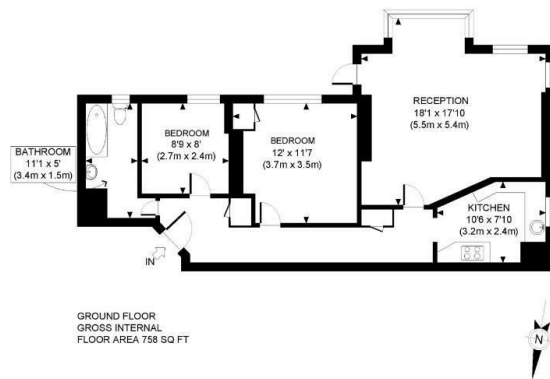
THE ESTATE COMPANY



## St Edmunds Court, St Edmunds Terrace, St Johns Wood, NW8 7QL

£2,700 Per Calendar Month

- Two Bedroom
- 758 sq ft
- Porter
- Balcony
- Unfurnished
- Communal Gardens
- Rent inclusive of Heating & Hot Water



APPROX. GROSS INTERNAL FLOOR AREA: 758 SQ FT/ 70 SQM

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS

## Directions

## Viewings

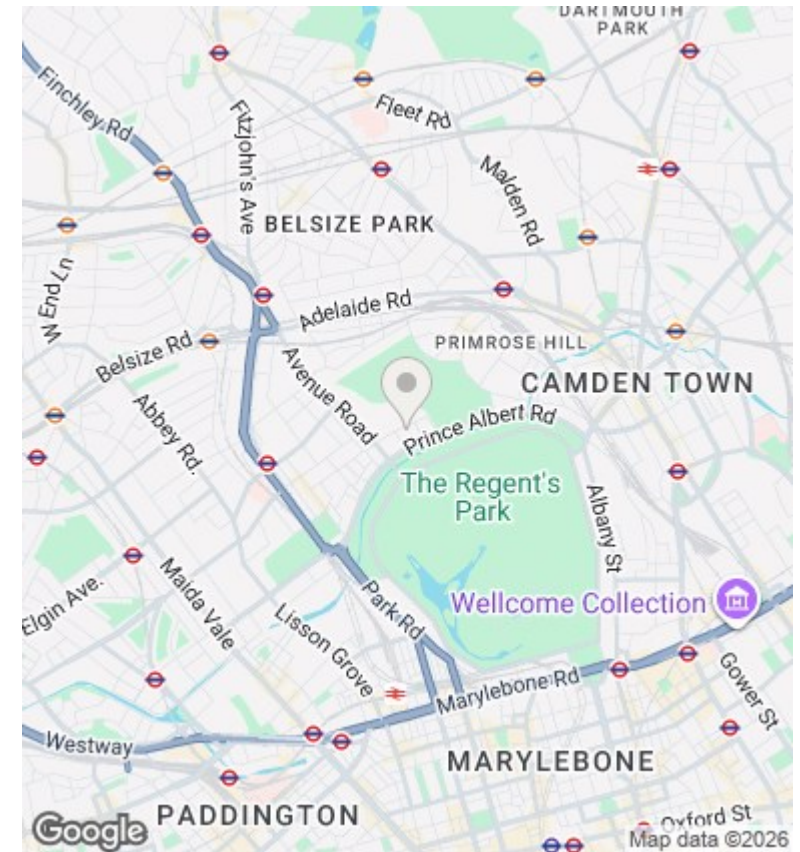
Viewings by arrangement only. Call 020 7372 5000 to make an appointment.

## Council Tax Band

B

## EPC Rating:

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>73</b>	
(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	