



# Court Close

St. Johns Wood Park, NW8

£12,499.98 per month  
(£2,884.61 per week)

A modern end of terraced house in a gated development with 24 hour concierge moments from Swiss Cottage Underground.

**CHESTERTONS**



# Court Close

## St. Johns Wood Park, NW8

- End of Terrace House
- 4 Bedrooms, 3 Bathrooms
- Garden, Porter, Gated Development
- Moments from Swiss Cottage and Finchley Road



A modern end of terraced house in a gated development with 24 hour concierge moments from Swiss Cottage Underground.

The property comprises four bedrooms, three bathrooms, fitted kitchen, double reception room and private garden.

Parking can be available by separate negotiation.

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<b>Minimum Term:</b>	12 months
<b>Deposit Required:</b>	£17,307.66
<b>Local Authority:</b>	City of Westminster
<b>Council Tax Band:</b>	G
<b>EPC Rating:</b>	To be confirmed
<b>Unfurnished</b>	

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#### *Chestertons St John's Wood Lettings*

105 St. John's Wood Terrace  
London  
NW8 6PL  
[stjohnslettingsusers@chestertons.co.uk](mailto:stjohnslettingsusers@chestertons.co.uk)  
02030408622  
[chestertons.co.uk](http://chestertons.co.uk)

Additional tenant charges apply (fees apply to non-AST tenancies only)  
Tenancy Agreement Fee: £300  
References per Tenant/Guarantor: £60  
Inventory check (approx. £100 – £250 inc. VAT)  
[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)



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