



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.

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

Chestertons St John's Wood Lettings

105 St. John's Wood Terrace
London
NW8 6PL
stjohnslettingsusers@chestertons.co.uk
02030408622
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](https://www.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

