



## St. Johns Wood Park | London | NW8

£5,633 Per month |



**ADN**  
RESIDENTIAL

A bright and recently refurbished three bedroom, three bathroom apartment situated on the second floor of a well presented purpose built block located 0.5m from St Johns Wood underground station (Jubilee Line). This fantastic property benefits from having air conditioning and double glazed windows throughout and comprises, vast reception room, separate kitchen, principal bedroom with built in storage and en-suite family shower room, second bedroom with en-suite shower room, third bedroom and an en-suite bathroom. Additional benefits include, first come first serve parking and an on site 24 hour concierge.

Council Tax: Westminster – Band F

Security Deposit: £6,500

Holding Deposit: £1,300

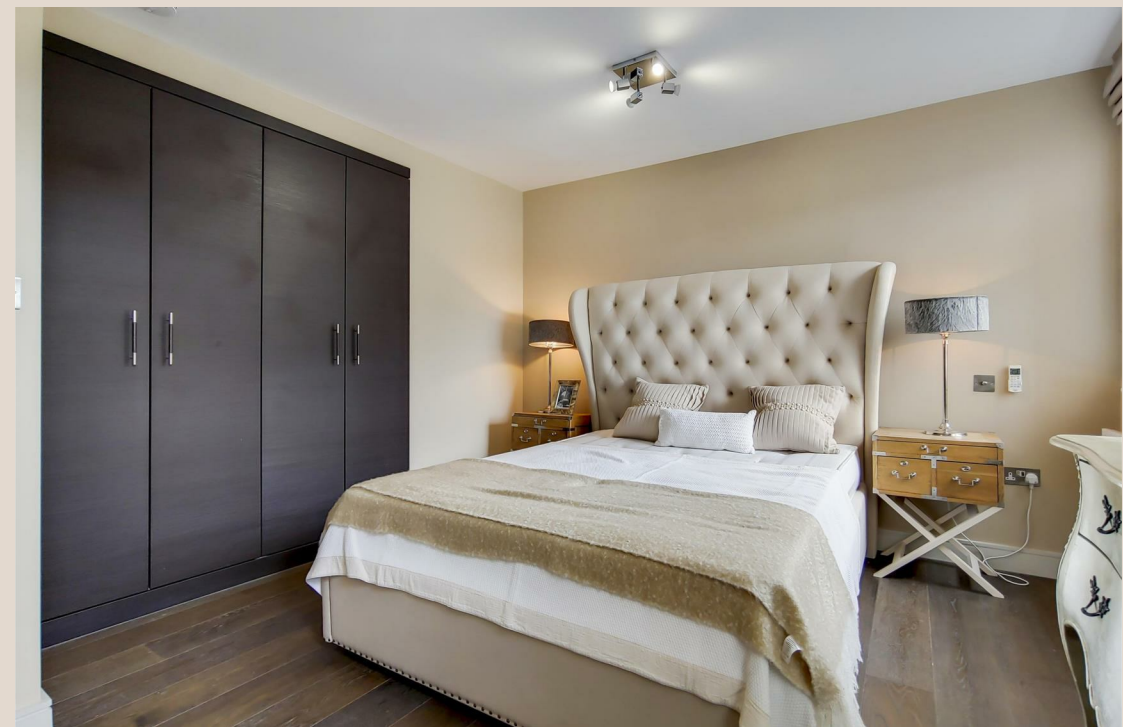
Deposits shown are based on an Assured Periodic Tenancy Agreement.

- Bright and Recently Refurbished • Three Bedrooms
- Three Bathrooms • Vast Reception Room
- First Come First Serve Parking • 24 Hour Concierge

Council Tax Band: F

EPC: C







- Second Floor

GROSS INTERNAL AREA (GIA)  
 The footprint of the property.  
 101.86 sqm / 1096.41 sqft

NET INTERNAL AREA (NIA)  
 Excludes walls and external features  
 Includes mezzanine, vertical road bridge  
 91.42 sqm / 984.04 sqft

EXTERNAL STRUCTURAL FEATURES  
 Balconies, verandas, terraces etc.  
 0.00 sqm / 0.00 sqft

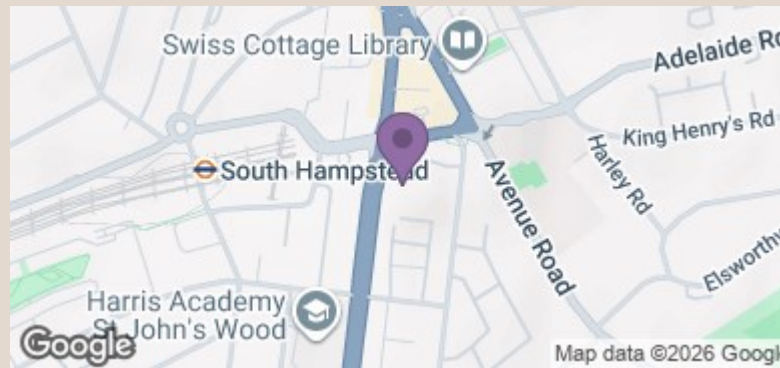
RESTRICTED HEAD HEIGHT  
 Limited use area under 1.9m  
 0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans 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 2B RESIDENTIAL: 103.32 sqm / 1111.05 sqft  
 IPMS 2C RESIDENTIAL: 93.88 sqm / 1010.52 sqft

spec id: 54fc08f76748900a10932a1



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>			
(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	