



Court Close, St. Johns Wood Park | London | NW8

£2,608 Per Week |

 4  3  2  C

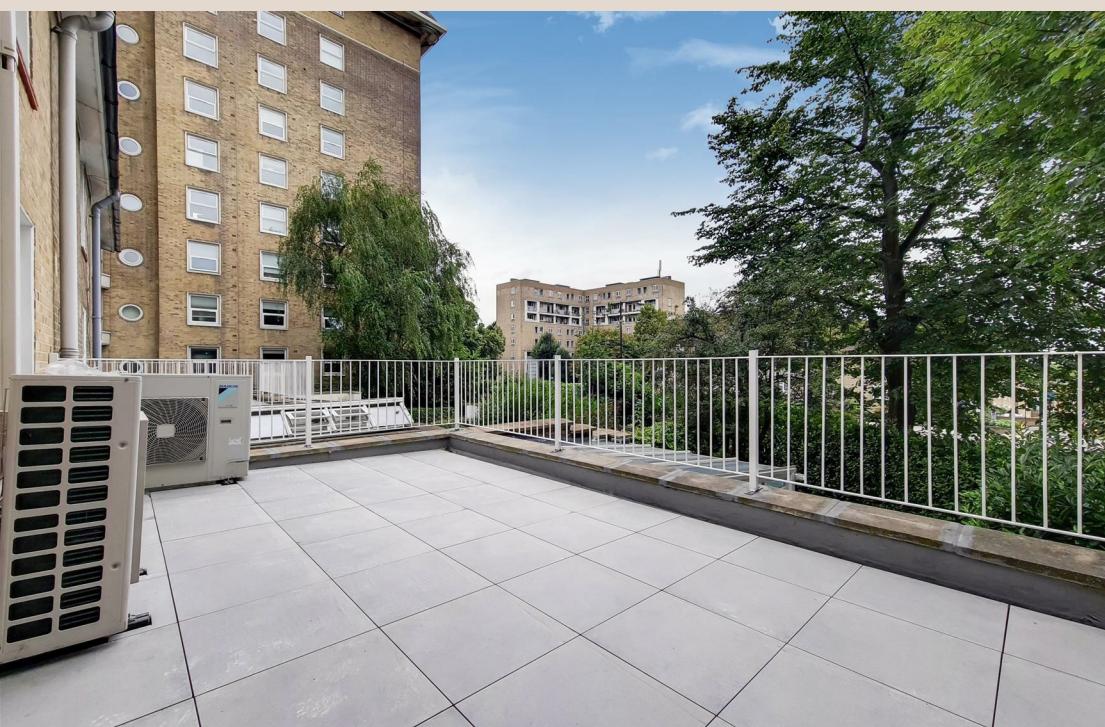
**ADN**  
RESIDENTIAL

A modern and well presented four double bedroom family home located 0.6m from St Johns Wood underground station. (Jubilee Line) This fantastic property offers modern fixtures and fittings and comprises, spacious open plan kitchen/family room with conservatory leading onto a private garden, principal bedroom with en-suite bathroom, walk in wardrobe and private roof terrace, a further three bedrooms and 3 bathrooms and a separate study. Additional benefits include double glazed windows, a studio at the rear of the garden and off street parking available.

- Modern and Well Presented
- Three Bathrooms
- Private Roof Terrace
- Four Double Bedrooms
- Sacious open plan kitchen/family room
- Conservatory

Council Tax Band: G  
EPC: C







SD Investments & Management  
St. Johns Wood Park, NW8  
CAPTURE DATE 31/09/2021 LASER SCAN POINTS 4,945,739

GROSS INTERNAL AREA  
176.00 sqm / 1894.45 sqft

— Second Floor

BEDROOM 3  
4.00m x 2.79m  
(13'1 x 9'2)

BEDROOM 2  
3.57m x 3.46m  
(11'9 x 11'4)

BEDROOM 4  
3.37m x 3.14m  
(11'1 x 10'4)

BATHROOM

— First Floor

CONSERVATORY  
3.14m x 3.06m  
(10'4 x 10'0)

RECEPTION  
6.25m x 3.91m  
(20'6 x 12'10)

DINING ROOM  
6.22m x 3.43m  
(20'2 x 11'4)

KITCHEN  
3.69m x 2.94m  
(12'1 x 9'8)

TERRACE  
6.26m x 3.55m  
(20'6 x 12'4)

MAIN BEDROOM  
6.31m x 3.56m  
(20'8 x 11'9)

BATHROOM

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

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
155.44 sqm / 1673.14 sqft

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

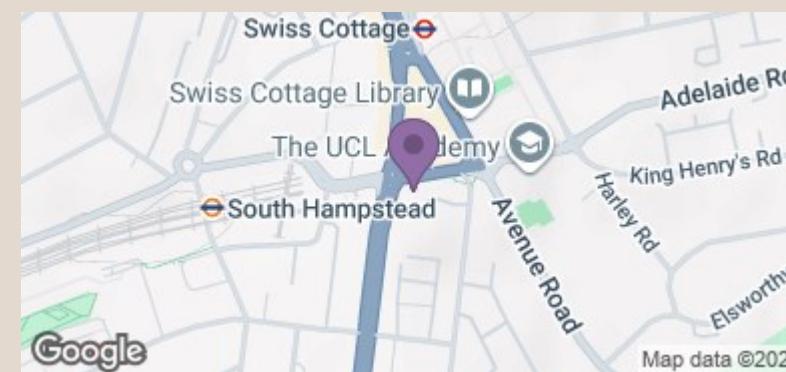
RESTRICTED HEAD HEIGHT  
Unlisted one area under 1.5m  
0.47 sqm / 5.06 sqft

IPMS 3B RESIDENTIAL 192.15 sqm / 2088.29 sqft  
IPMS 3C RESIDENTIAL 180.85 sqm / 1946.76 sqft

spec Verified by RICS Certified Property Measurement

IPMS 3B RESIDENTIAL 192.15 sqm / 2088.29 sqft  
IPMS 3C RESIDENTIAL 180.85 sqm / 1946.76 sqft

spec id: 61264b88c921540daa678717



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91)			
(69-80)			76
(55-68)			
(39-54)			
(21-38)			
(1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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