



## Lyndhurst Court

36 - 38 Finchley Road, London, NW8 6EX

**£900 Per Week**

ONLY suitable for family rental and OR 2 sharers.

This bright and extremely spacious three bedroom family apartment affording smart wooden flooring throughout, fitted kitchen and bathroom and with newly installed contemporary, modern and stylish furnishings. This excellent eighth floor (with lift) property comprises of:- welcoming entrance hallway, guest WC and plenty of storage, large separate kitchen with fitted appliances, reception/dining room with stunning views over west London and the City leading onto private balcony. Two excellent sized double bedrooms, each with fitted wardrobes, third bedroom / study, family bathroom/Wc and guest WC. The property also benefits from having Communal heating and hot water; as well as Thames water bill; porter at reception (daytime), lift access, FCFS parking, within 5 mins walk to St John's Wood High Street and underground station, also easy reach to Fincheley Road's O2 shopping centre with Waitrose and range of cafe & restaurants.

The property is offered furnished and will be available Early APRIL for Long Letting.

- Bright and Stylish
- Three Double Bedrooms
- Bathroom/WC
- Guest Wc
- Wooden Flooring
- Lifts
- Day Porter
- Communal Heating & Hotwater
- Private Balcony
- Minutes to Tube

### Viewing

Please contact our Messila Residential Office on 020 7586 6699 if you wish to arrange a viewing appointment for this property or require further information.



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## FLOOR PLAN

messila residential

Lyndhurst Court, 36-38 Finchley Road, St. John's Wood, Nw8 6EU

### ROOM DESCRIPTIONS

#### ENTERED

The property is entered via a communal entrance hall

Reception  
4.63m X 6.07m (15'6" X 19'11")

Bedroom 1  
4.73m X 4.00m (15'6" X 13'1")

Bedroom 2  
3.70m X 3.23m (12'2" X 10'7")

Bedroom 3  
2.11m X 3.58m (6'11" X 11'9")

Kitchen  
2.80m X 3.22m (9'2" X 10'7")

Balcony  
1.53m X 3.09m (5'0" X 10'2")

Bathroom  
1.79m X 2.68m (5'10" X 8'10")

WC  
0.81m X 1.49m (2'8" X 4'11")

Storage 1  
0.50m X 0.80m (1'8" X 2'7")

Storage 2  
0.50m X 0.81m (1'8" X 2'8")

Hallway

**EIGHTH FLOOR**

APPROX GROSS INTERNAL FLOOR AREA 1423.10 SQ.FT (132.21 SQ.M)

Illustration for identification purposes only.

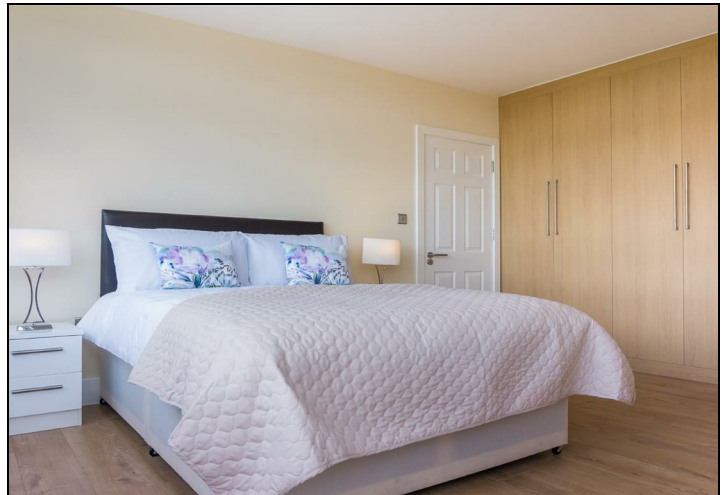
**Energy Efficiency Rating**

| Rating                                      | Current | Potential           |
|---------------------------------------------|---------|---------------------|
| Very energy efficient - lower running costs |         |                     |
| (92 plus) A                                 |         |                     |
| (81-91) B                                   |         |                     |
| (69-80) C                                   |         |                     |
| (55-68) D                                   |         |                     |
| (39-54) E                                   |         |                     |
| (21-38) F                                   |         |                     |
| (1-20) G                                    |         |                     |
| Not energy efficient - higher running costs |         |                     |
| Current Score: 70                           |         | Potential Score: 81 |

**Environmental Impact (CO<sub>2</sub>) Rating**

| Rating                                                          | Current | Potential           |
|-----------------------------------------------------------------|---------|---------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                     |
| (92 plus) A                                                     |         |                     |
| (81-91) B                                                       |         |                     |
| (69-80) C                                                       |         |                     |
| (55-68) D                                                       |         |                     |
| (39-54) E                                                       |         |                     |
| (21-38) F                                                       |         |                     |
| (1-20) G                                                        |         |                     |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                     |
| Current Score: 66                                               |         | Potential Score: 78 |

**England & Wales** EU Directive 2002/91/EC



## Messila Residential

137 Park Road, London, NW8 7HT

**T:** 020 7586 6699 **E:** [regentspark@messilaresidential.com](mailto:regentspark@messilaresidential.com) **W:** [messilaresidential.com](http://messilaresidential.com)