



St. Johns Wood Park | London | NW8

£5,633 Per month |



ADN
RESIDENTIAL

A modern and recently refurbished three bedroom, three bathroom (plus study) apartment situated on the first 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, spacious reception room, separate fitted kitchen, principal bedroom with built in storage and en-suite bathroom, second bedroom and third bedroom, family shower room and an additional study. 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.

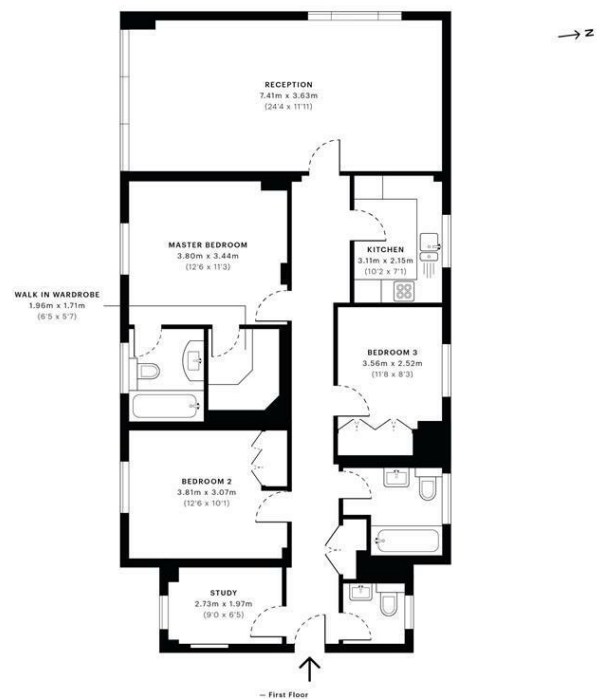
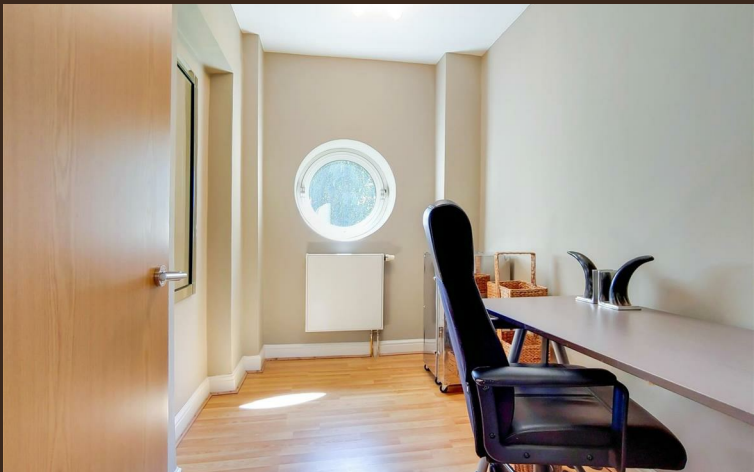
- 3 Bedrooms
- 3 Bathrooms
- Spacious Reception Room
- Air Conditioning
- 24 Hour Concierge
- Private Parking
- Heating and hot water included

Council Tax Band: F

EPC: D







GROSS INTERNAL AREA (GIA)
The footprint of the property
107.35 sqm / 1155.51 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes walkways, vertical road height
98.84 sqm / 1063.90 sqft

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

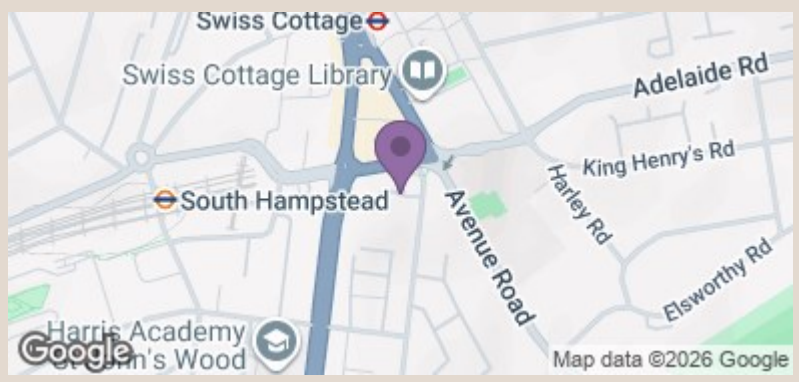
RESTRICTED HEAD HEIGHT
Estimated use area under 1.8m
0.00 sqm / 0.00 sqft

spec Verified **RICS Certified Property Inspector**

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 3B RESIDENTIAL: 110.09 sqm / 1185.00 sqft
IPMS 3C RESIDENTIAL: 101.76 sqm / 1093.34 sqft

SPIC ID: 5FD408057e4d8f0e3e35c2399



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	