

46, SPRINGFIELD ROAD, LONDON NW8 0QN



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A detached 6 bedroom house arranged over three floors only, with an internal space of 4,316 sq ft / 401 sq m. This exceptional family house benefits from excellent entertaining space on the ground floor that opens onto a delightful rear garden. Also included is a garage and off street parking. Springfield Road is located within walking distance of the American School (0.4 miles) and St John's Wood Jubilee Line tube station (0.5 miles).

- PRINCIPAL BEDROOM SUITE WITH DRESSING ROOM & BATHROOM • 5 FURTHER BEDROOMS • 4 FURTHER BATHROOMS • 3 RECEPTION ROOMS • GUEST CLOAKROOM • KITCHEN/BREAKFAST ROOM • INTEGRAL GARAGE WITH UTILITY AREA • OFF STREET PARKING • PRIVATE GARDEN • WESTMINSTER COUNCIL

EPC Rating: E Council Tax Band: H

£6,500 PER WEEK

UNFURNISHED

TENANTS FEES: As well as paying the rent, tenants may also be required to make the following permitted payments:

Holding Deposit (maximum of 1 week's rent)

Security Deposit equivalent to 5 or 6 weeks' rent (AST tenancies)

Utilities, Communications services charges including TV licence, and Council Tax

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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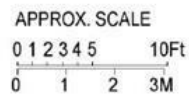
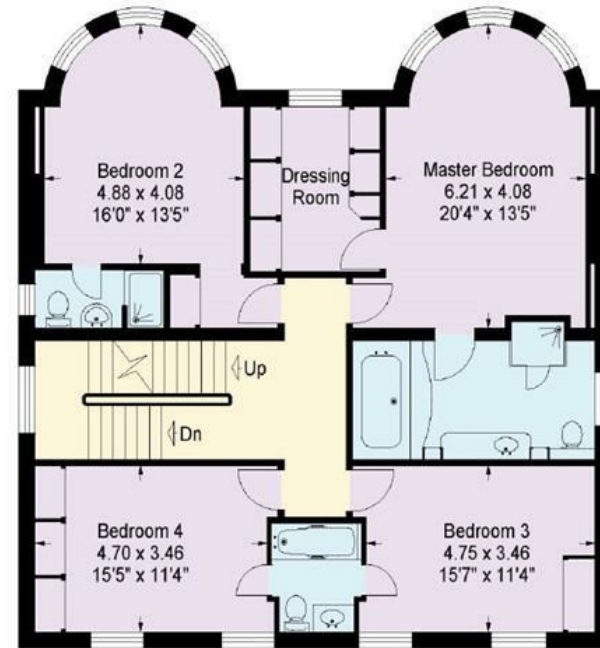
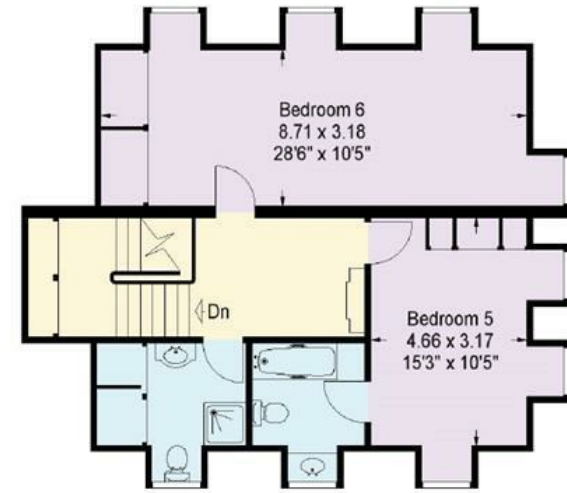
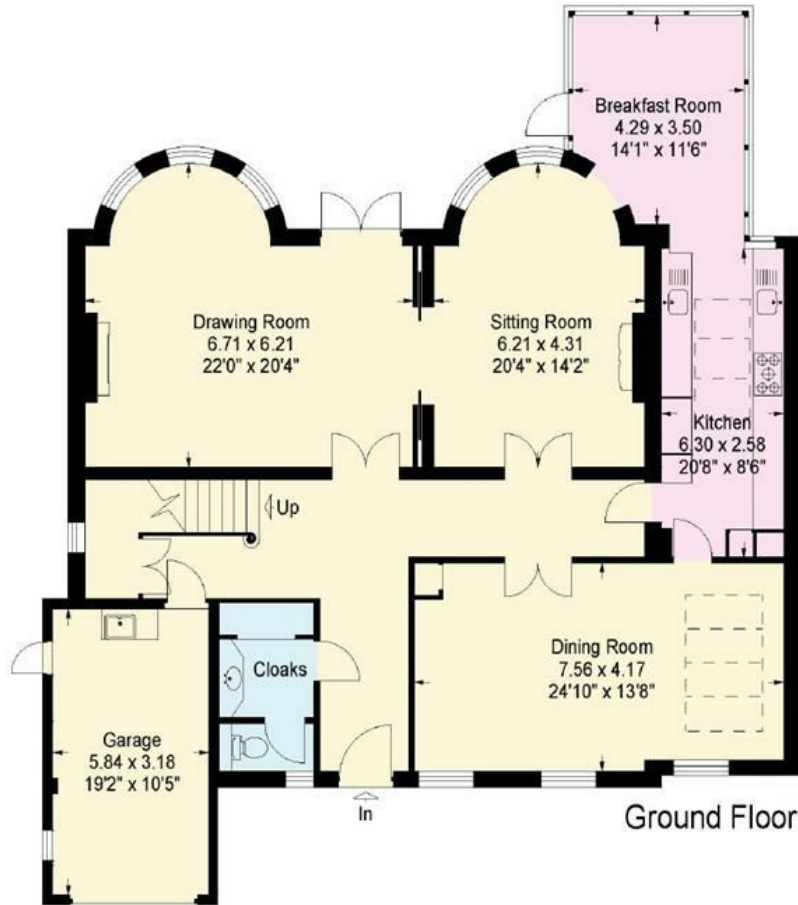






46 Springfield Road, St. John's Wood NW8

Approximate Gross Internal Area:
401 sq. mts. / 4316 sq. ft.
(Including Garage)



Floor Plans produced by

Proplan

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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.