



CLIFTON HILL, ST JOHN'S WOOD, NW8 0JT

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Situated on this very sought after quiet tree lined road off of the world famous Abbey Road is this beautifully presented second floor flat within a period property. Comprising bright open plan living with modern fully fitted integrated kitchen, three double bedroom with fitted wardrobes and three bathrooms (two ensuite), the flat also benefits from wood floors throughout.

The nearest underground stations are Maida Vale (Bakerloo line) - 0.5 miles and St John's Wood (Jubilee line) - 0.6 miles.

- 3 Double Bedrooms • 3 Bathrooms (2 en Suite) • Reception Room • Open Plan Fully Fitted Integrated Kitchen

EPC Rating: E Council Tax Band: E

£1,250 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

Please contact us for information regarding any further Tenants permitted payments under the Tenant Fees Act 2019

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.



















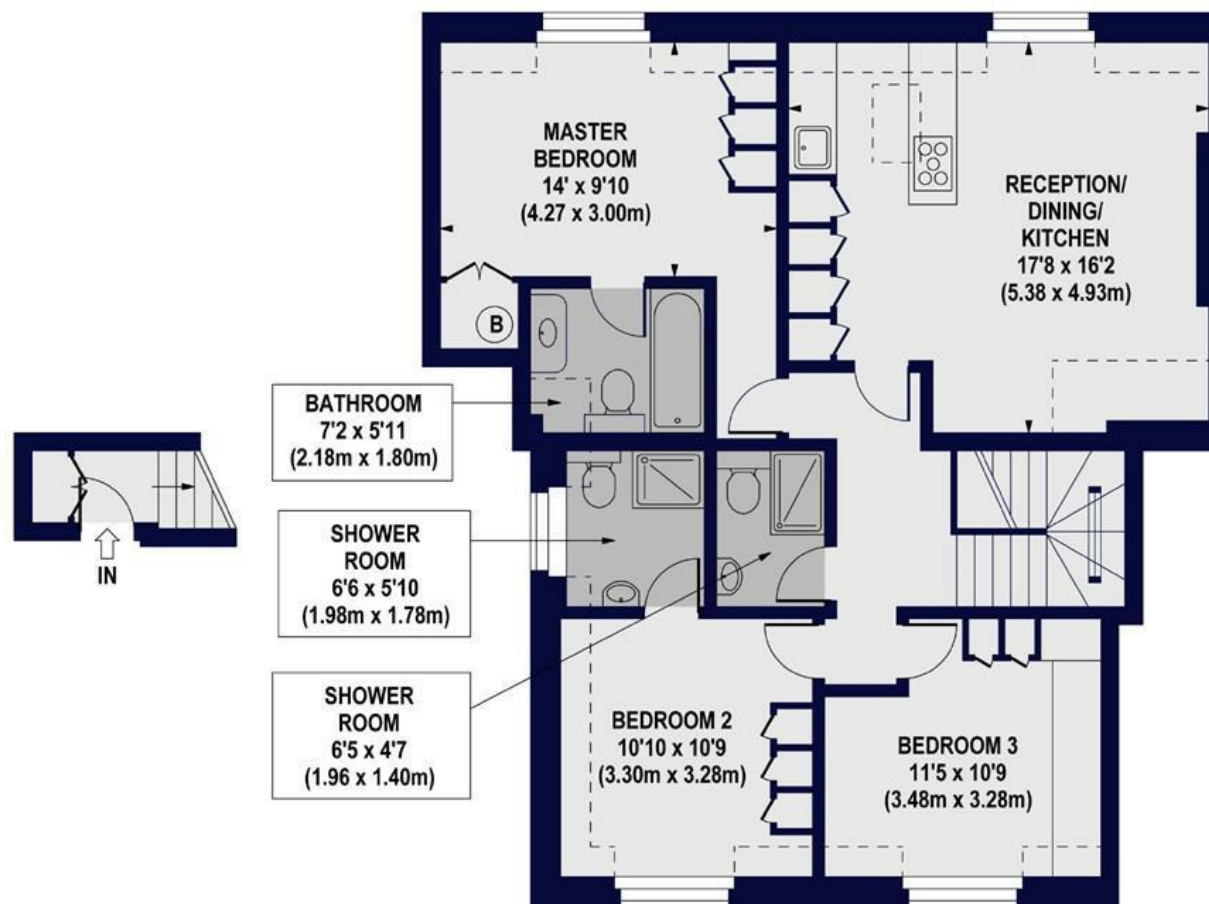




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Approx. Gross Internal Floor Area 865 sq ft. / 80.36 sq.m

Approx. Gross Internal Floor Area Including Restricted Heights 950 sq ft. / 88.26 sq.m



FIRST FLOOR
ENTRANCE
GROSS INTERNAL
FLOOR AREA 24 SQ FT

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 841 SQ FT