

82 WALSINGHAM, ST JOHN'S WOOD PARK NW8 6RL



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A fantastic three bedroom apartment with lovely views across London set on the 10th floor of this sought after portered block. This spacious flat (1,326 sq ft / 122 sq m) offers stylish open-plan living room and kitchen that open onto a balcony. The principal bedroom has an en suite bathroom and also has a balcony.

Queensmead is a modern development with 24 hour porters/security and resident's off street parking. It is located close to the amenities of both St John's Wood and Swiss Cottage.

St John's Wood Jubilee line station is approximately 0.4 miles./ 8 mins walk.

- 3 Bedrooms • 2 Bathrooms (1 en suite) • Guest Cloakroom • Double Reception Room with • Open Plan Kitchen • Entrance Hall • Balcony • Lift • 24 Hour Porter/Security • Resident's Off Street Parking

EPC Rating: E Council Tax Band: G

**£1,385 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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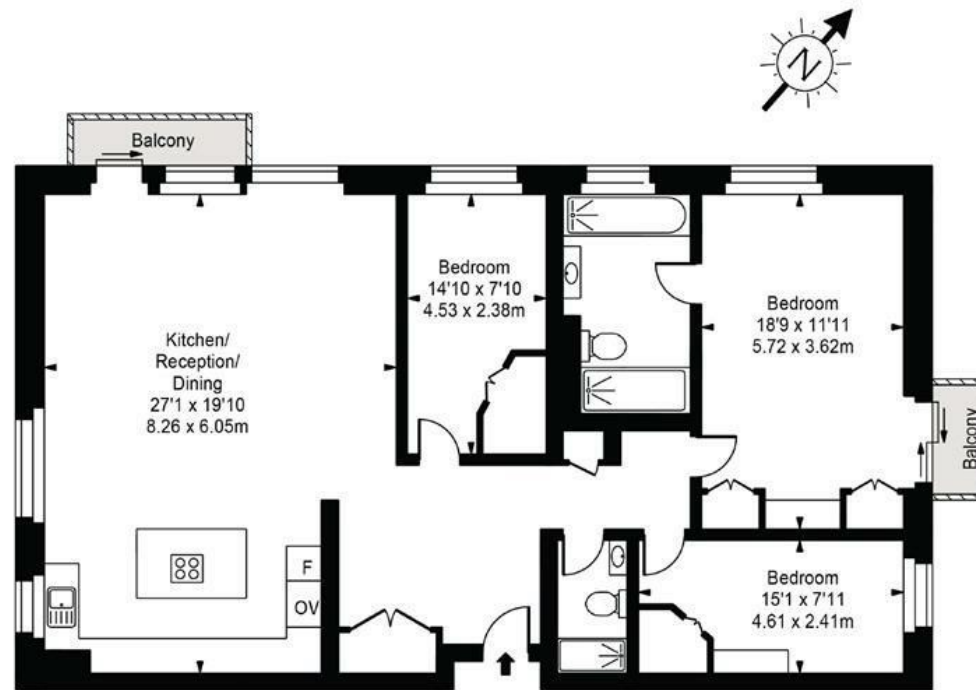








## Walsingham



## Tenth Floor



Approx Gross Internal Area **1316 Sq Ft - 122.26 Sq M**

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE.

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Floor plan by [www.bestangle.co.uk](http://www.bestangle.co.uk)