

**15, QUEENS GROVE, LONDON NW8 6EL**



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SOLE AGENT. A beautifully presented period town house providing an elegant, traditional style home close to the American School and St John's Wood High Street.

The house is set over four floors with family-friendly open-plan kitchen/dining and reception rooms on the lower ground floor that lead onto a south facing lawned garden. There are three double bedrooms and a further study / fourth bedroom on the upper floors, as well as a through-reception room on the raised ground floor.

Queens Grove is a sought after tree-lined road on the east side of St John's Wood.

The nearest underground station is St John's Wood (Jubilee line) - 0.2 miles / 5 minutes' walk.

- 3 Bedrooms • Study/Bedroom 4 • Double Reception Room • Open Plan Kitchen/Dining Room/Family Room • 2 Bathrooms (1 en Suite) • Cloakroom • Private South Facing Garden • Westminster Council Tax Band H • EPC rating E

EPC Rating: E Council Tax Band: H

**£2,000 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.

**ARLINGTON**

RESIDENTIAL

**020 7722 3322**

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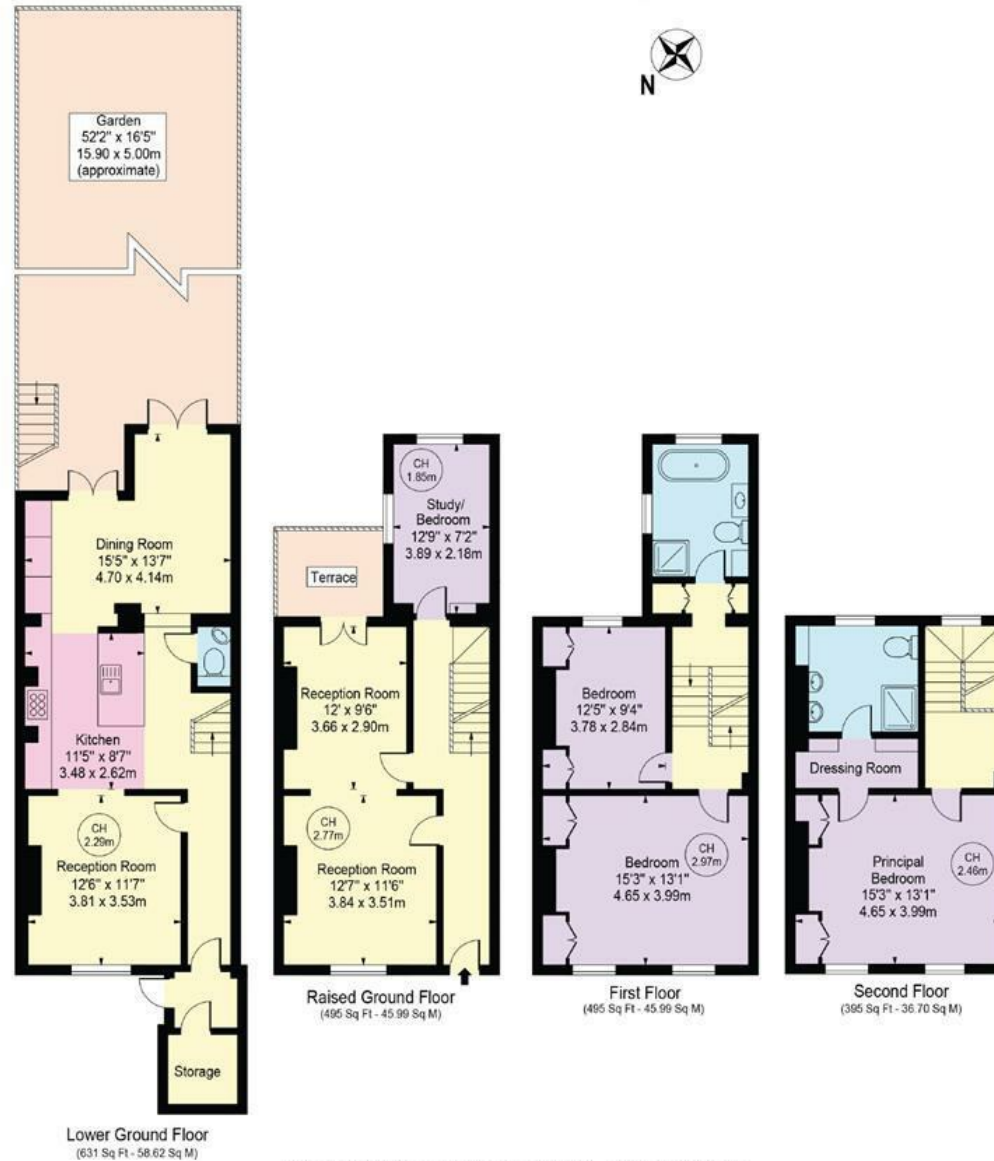






# Queens Grove

Approx. Gross Internal Area 2016 Sq Ft - 187.29 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.