

LOUDOUN ROAD, ST JOHN'S WOOD NW8 0NA





## 80, LOUDOUN ROAD, ST JOHN'S WOOD NW8 0NA

A well presented modern four-bedroom town house providing an excellent family home close to the American School and St John's Wood's High Street. This 1878 sq ft/ 174 sq m house is arranged over three floors and offers well planned accommodation featuring a large kitchen/breakfast room, leading onto a private rear patio garden. The house also benefits from a lock up garage with access from the rear garden. St John's Wood Jubilee line tube is approximately 0.4 miles

• 4 Bedrooms • 2 Bathrooms (1 en suite) • Reception Room • Study/Bedroom 5 • Kitchen/Dining Room • Cloakroom • Patio Garden • Westminster Council Tax band H • EPC rating D • Unfurnished

EPC Rating: C Council Tax Band: H

**£2,308 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.

**ARLINGTON**

RESIDENTIAL

**020 7722 3322**

**arlingtonresidential.com**













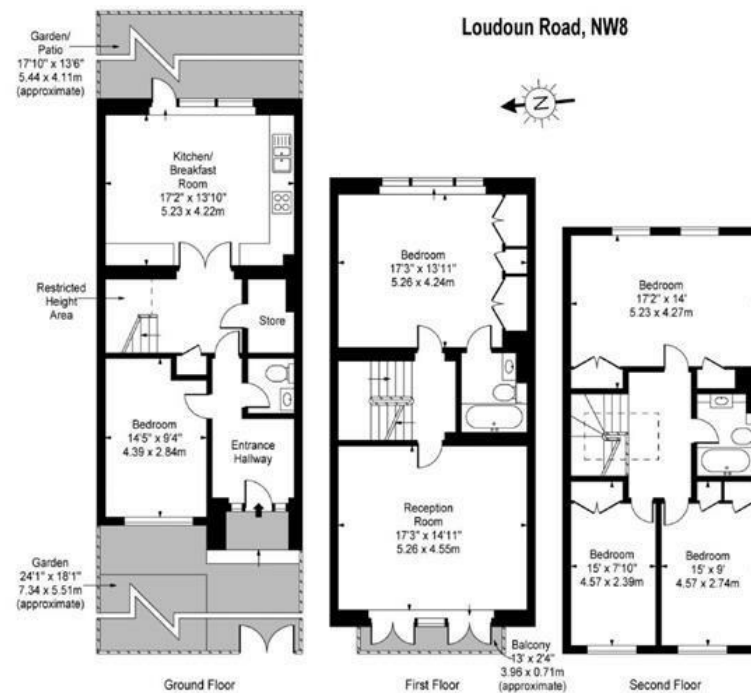












**Approx Gross Internal Area    1918 Sq Ft - 178.18 Sq M**  
(Excluding Restricted Heights)

For Illustration Purposes Only - Not To Scale    Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com)    Ref. No.28012  
This floor plan should be used as a general outline for guidance only. 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.