

## ST JOHN'S WOOD PARK, ST JOHN'S WOOD NW8 6RN

This laterally arranged five bedroom house offers an excellent low-built modern detached house located within an easy walk of St Johns Wood High Street and the American School (about 0.2 miles). The house, (approx 2,229 sq ft / 207 sq m) has interconnecting reception areas on the ground floor giving it a lovely open plan feel. Upstairs the double sized bedrooms include fitted wardrobes, and there are three full bathrooms (1 en suite), Outside to the front is a walled patio with built-in barbeque and off street parking. St Johns Wood Jubilee line tube station is about 0.3 miles.

• 5 Bedrooms • 3 Bathrooms (2 en Suite) • Reception Room • Open Plan Kitchen / Dining Room • Guest Cloakroom • Front Patio • Off Street Parking Space • EPC Rating C • Westminster Council Tax Band H • Unfurnished

EPC Rating: C Council Tax Band: H

£2,500 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)

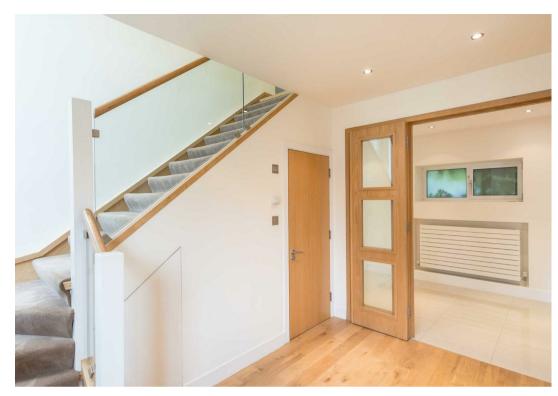
Security Deposit equivalent to 5 or 6 weeks' rent (AST tenancies)

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.





















## 30 St. John's Wood Park, NW8

APPROX. GROSS INTERNAL AREA \* 2229 Ft 2 - 207.07 M 2

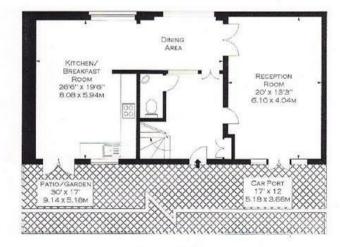




SECOND FLOOR



FIRST FLOOR



**GROUND FLOOR** 

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY, NOT TO SCALE
\* AS DEFINED BY RICS - CODE OF MEASURING PRACTICE

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