



ST JOHNS WOOD PARK, NW8 6NN

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A spacious and beautifully presented modern townhouse in a smart gated development on the St John's Wood/Swiss Cottage borders. The house is arranged over three floors and features open-living (approx 1704 sq ft/158.3 sq m) that opens onto a south-facing private garden. Benefits include 24 hour security, parking and off street parking.

Court Close is set in communal gardens with 24 hour concierge and unreserved off street parking. The amenities of both St John's Wood and Finchley Road are within proximity. The closest underground stations are Swiss Cottage (Jubilee Line) 0.2 miles and St John's Wood (Jubilee line) 0.5 miles.

- 5 Bedrooms • 3 Bathrooms (1 en suite) • Double Reception Room • Open Plan Kitchen • 32" Private Rear Garden and Patio • Garden Shed • Roof Terrace • 24 Hour Uniformed Porters • Garage Available • Off Street Parking

EPC Rating: D Council Tax Band:

£2,538 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.

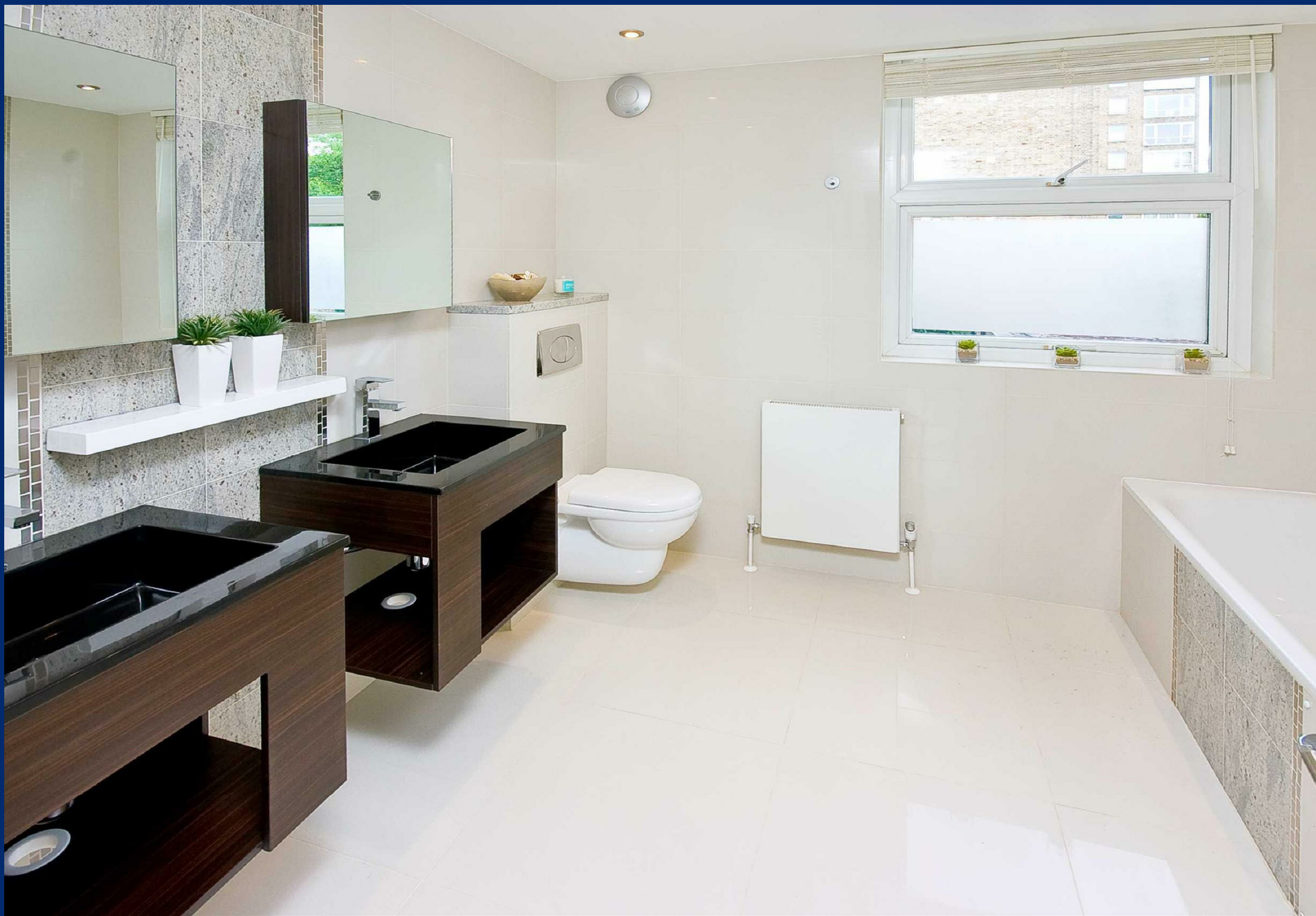








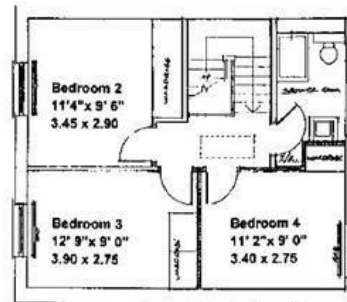




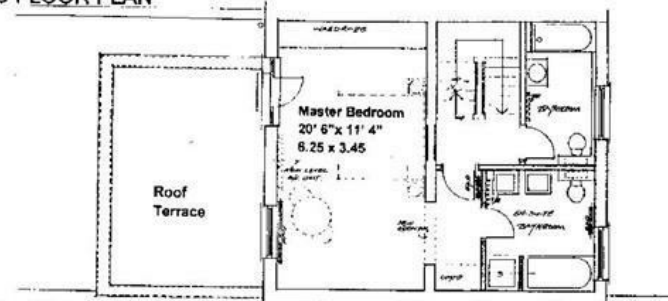


7 COURT CLOSE, BOYDELL COURT, ST. JOHN'S WOOD PARK, LONDON NW8

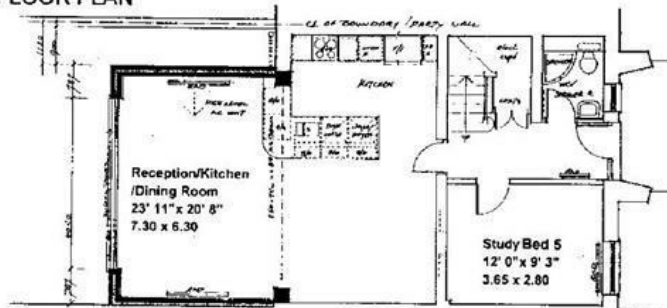
Gross Floor Area
1,704 sq.ft.
158.3 sq.m.



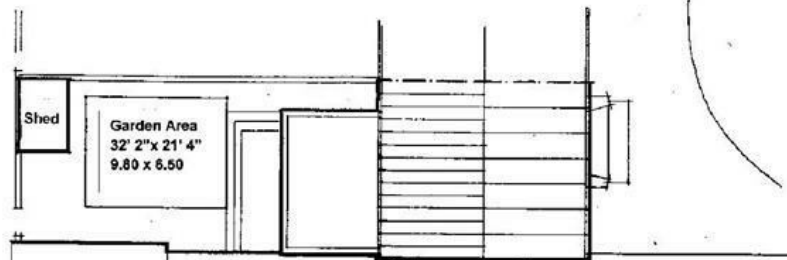
SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



SITE PLAN

For illustrative purposes only.

Not to Scale