

30, BUTTERMERE COURT, ST JOHN'S WOOD. LONDON NW8 6NR



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A beautifully bright and spacious two double bedroom apartment, located on the fifth floor of this desirable portered block only a short walk from St Johns Wood station. Benefiting from a daytime porter and private balcony. This recently decorated apartment comprises two double bedrooms, a large bright lounge with balcony and space for a dining table, separate fully fitted kitchen complete with integrated appliances and a family bathroom plus additional guest WC. The apartment has lots of storage and fitted wardrobes in both bedrooms. Ideal for a family, or professional couple looking for a centrally located apartment in a sought after neighbourhood.

- TWO DOUBLE BEDROOMS • PARKING SPACE • DAY PORTER • AMPLE STORAGE • FAMILY BATHROOM AND ADDITIONAL WC • PRIVATE BALCONY • FIFTH FLOOR WITH LIFT

EPC Rating: D Council Tax Band:

**£807 PER WEEK**

**FURNISHED/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**

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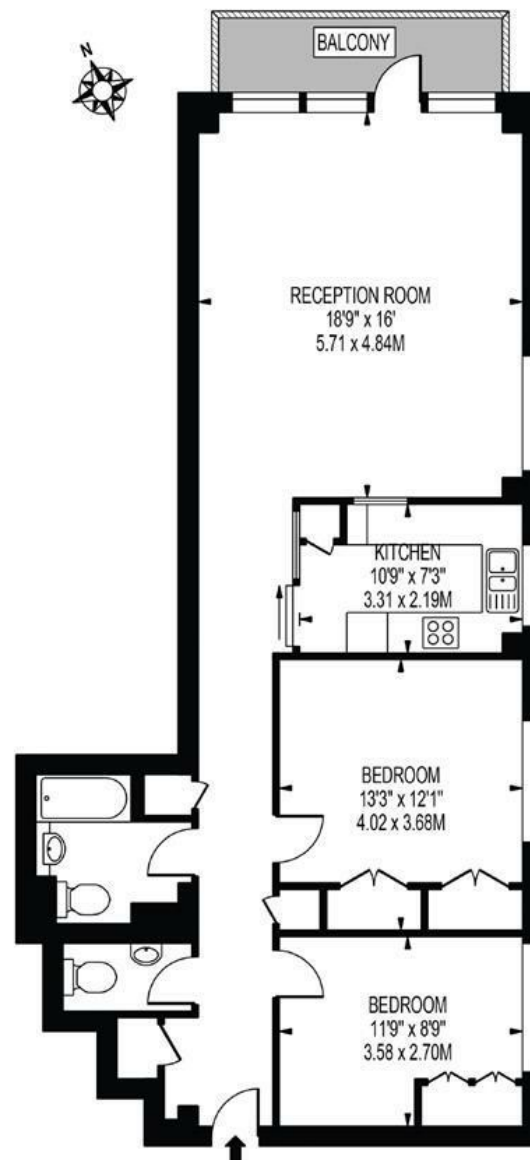






## BUTTERMERE COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 874 SQ FT - 81.17 SQ M



FIFTH FLOOR  
FOR ILLUSTRATION PURPOSES ONLY

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.