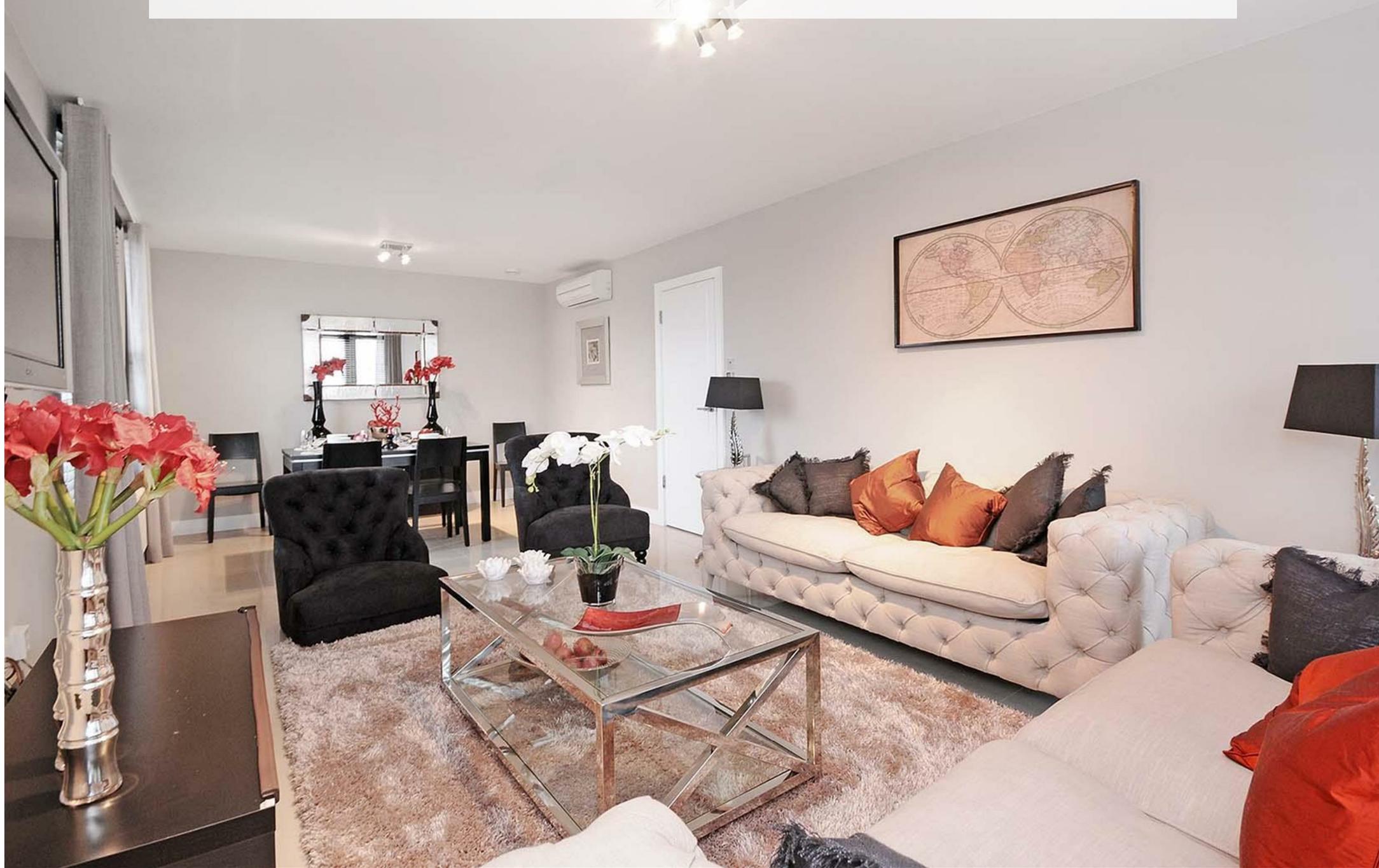


ST JOHN'S WOOD PARK, ST JOHN'S WOOD NW8 6NL



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

This beautifully presented 3 bedroom flat is on the second floor of a sought after gated development with 24 hour concierge, parking and communal gardens. It features 3 double bedrooms as well as a study area and good size reception room, and is located close to the amenities of both Swiss Cottage and St John's Wood.

Swiss Cottage (Jubilee Line) tube station is the closest tube station (0.2 miles). The American School is within half a mile.

- 3 BEDROOMS • STUDY • RECEPTION ROOM • KITCHEN • 3 BATHROOMS • AIR CONDITIONING • LIFT • 24 HOUR CONCIERGE • COMMUNAL HEATING & HOT WATER • CAMDEN COUNCIL

EPC Rating: C Council Tax Band: F

**£1,300 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

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.

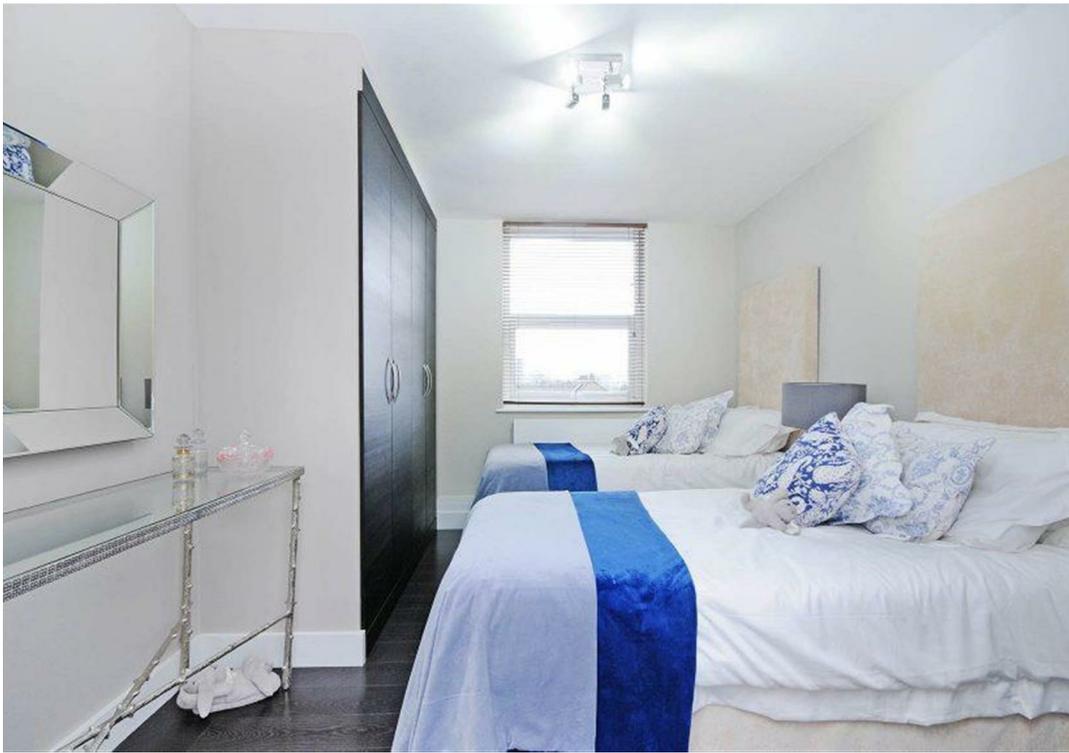
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[arlingtonresidential.com](http://arlingtonresidential.com)







Boydell Court  
St.Johns Wood Park, NW8



Approx. Gross Floor Area = 111 sq.meters • 1198 sq.feet



SECOND FLOOR

For illustrative purposes only. Not to scale. Prepared by Swan Photography 01435 863908