



## St. Johns Wood Park | London | NW8

£1,300 Per Week |

 3  3  1  C

**ADN**  
RESIDENTIAL

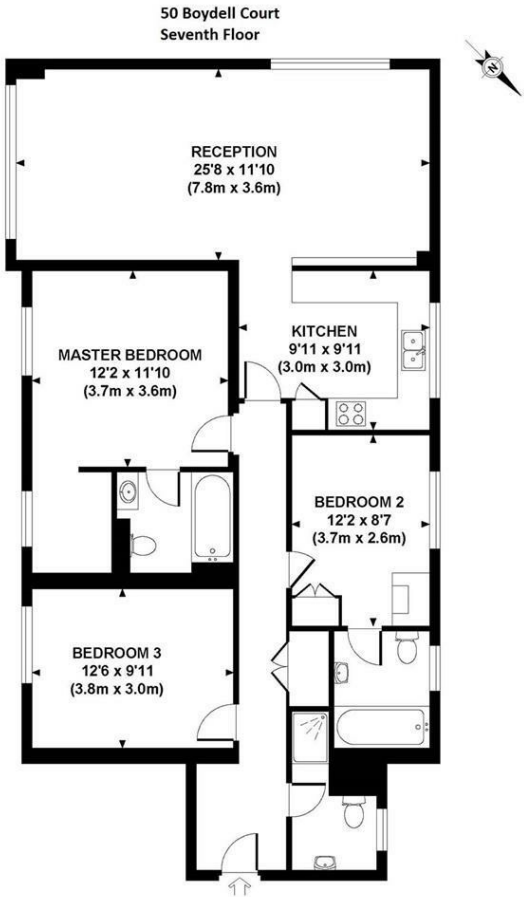
A modern and well presented three bedroom, three bathroom apartment situated on the seventh floor of a well presented purpose built block located 0.5m from St Johns Wood underground station (Jubilee Line). This fantastic property benefits from having air conditioning and double glazed windows throughout and comprises, spacious reception room, modern kitchen, principal bedroom with built in storage and en-suite family bathroom, second bedroom with en-suite bathroom, third bedroom and a shower room. Additional benefits include, first come first serve parking and an on site 24 hour concierge.

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- 3 bedrooms
  - Reception room
  - Seventh floor
  - First come first serve parking
  - 3 bathrooms
  - Modern kitchen
  - 24 hour concierge
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Council Tax Band: F  
EPC: C

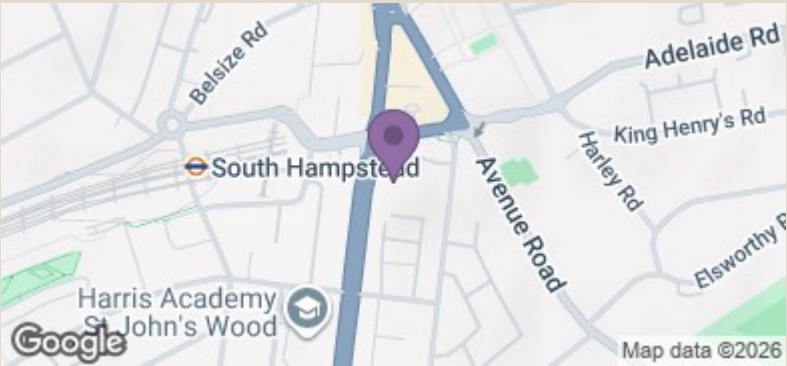






APPROXIMATE GROSS INTERNAL AREA 1119 SQ FT / 104 SQ M

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.  
DE-PHOTOGRAPHY.NET



| Energy Efficiency Rating                    |   | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England & Wales                             |   | 72      | 81        |
| EU Directive 2002/91/EC                     |   |         |           |

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