



## ALLITSEN ROAD, LONDON, NW8 £2,400 PER WEEK UNFURNISHED

A superb modern house in an excellent location just off St John's Wood High Street and ideally located for the underground station and amenities of St John's Wood. The property benefits from a south facing garden, garage, utility room and a 30ft Reception Room.

Principle Bedroom with En-Suite Bathroom | Three Further Bedrooms | Two Bathrooms | Guest WC | Reception Room | Kitchen/Breakfast Room | Utility Room | Garage | Garden

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for every step...

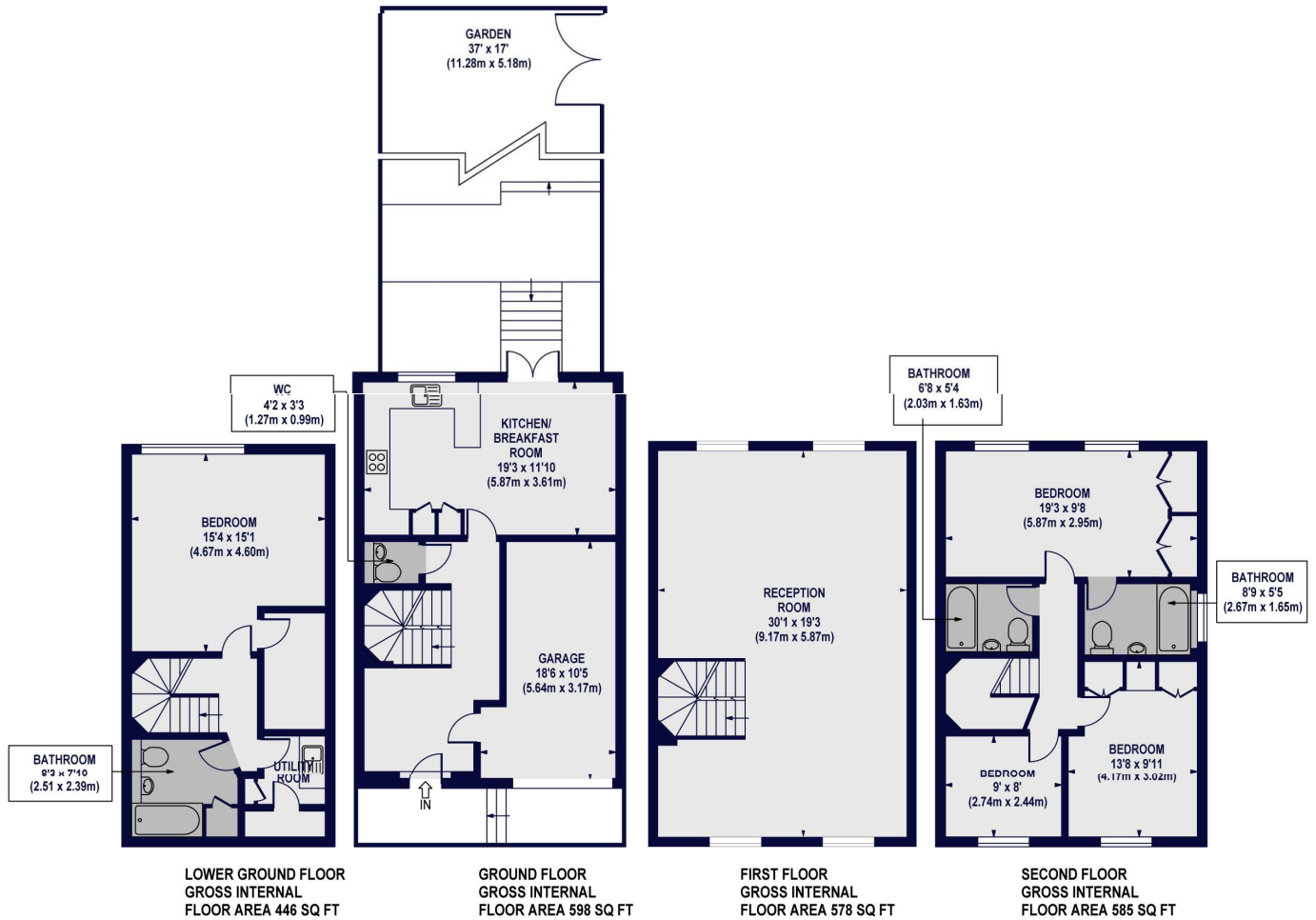
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ALLITSEN ROAD,  
ST JOHN'S WOOD, NW8 7DE  
Approx. Gross Internal Floor Area 2207 sq ft. / 205.03 sq.m  
(Including Garage)



For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref. No.33529  
This floor plan should be used as a general outline for guidance only. 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

**Tenancy Deposit:** £14,400.00

**Holding Deposit:** 1 weeks rent where the rent is up to £100,000 per annum, 2 weeks rent where the rent is over £100,000 per annum

**Council Tax Band:** H

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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**St John's Wood** | 103-104 St. Johns Wood Terrace, London, NW8 6PL | 020 7586 7001 | [stjohnswood@winkworth.co.uk](mailto:stjohnswood@winkworth.co.uk)

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