



## COURT CLOSE, ST JOHN'S WOOD, LONDON, NW8 £2,538.46 PER WEEK UNFURNISHED

A stylish and contemporary four bedroom family house in this gated portered development, benefiting from air conditioning and a west facing garden with decked terrace and a principle bedroom with a large terrace. Court Close is ideally located for the amenities of St John's Wood and both St John's Wood and Swiss Cottage Underground Stations (Jubilee line). Parking is available under separate negotiation.

Principal Bedroom with En Suite Bathroom | Three Further Bedrooms | En Suite Bathroom | Two Shower Rooms | Double Reception Room | Open Plan Kitchen | 24 Hour Portage | Air Conditioning | Conservatory | Entrance Phone | First Come, First Served Parking | Private Garden | Roof Terrace | Heating and Hot Water Included

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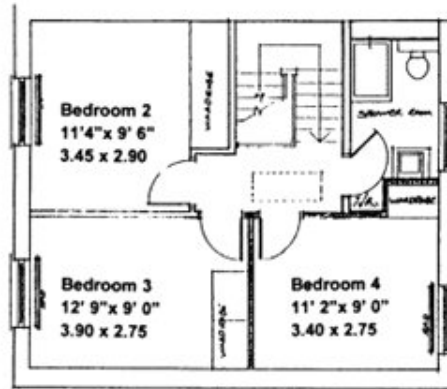




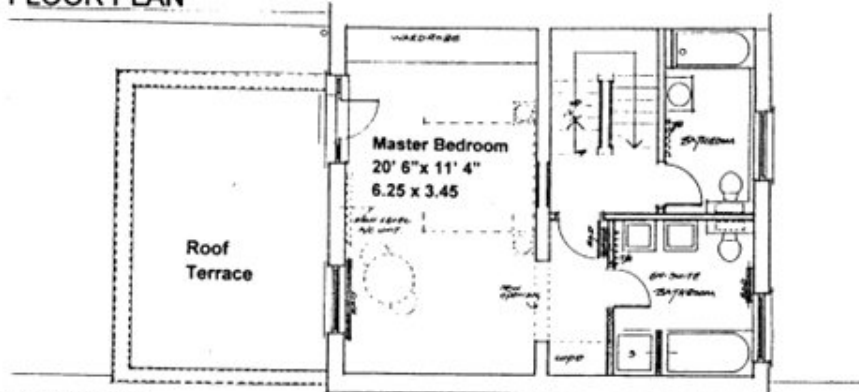


7 COURT CLOSE, BOYDELL COURT, ST. JOHN'S WOOD PARK, LONDON NW8

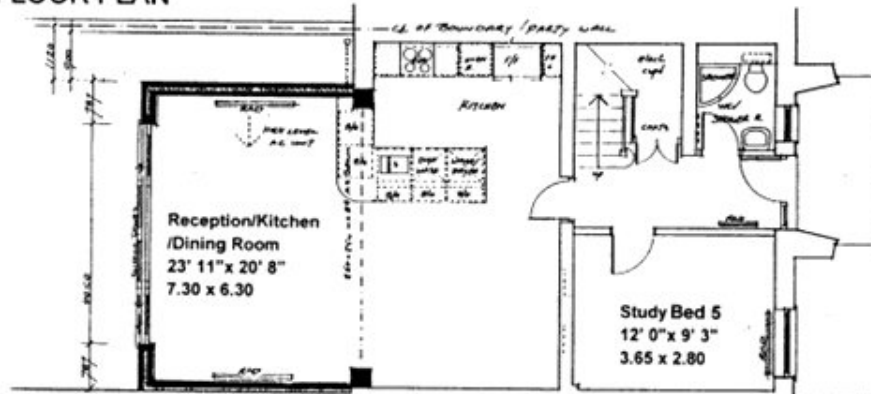
Gross Floor Area  
1,704 sq.ft.  
158.3 sq.m.



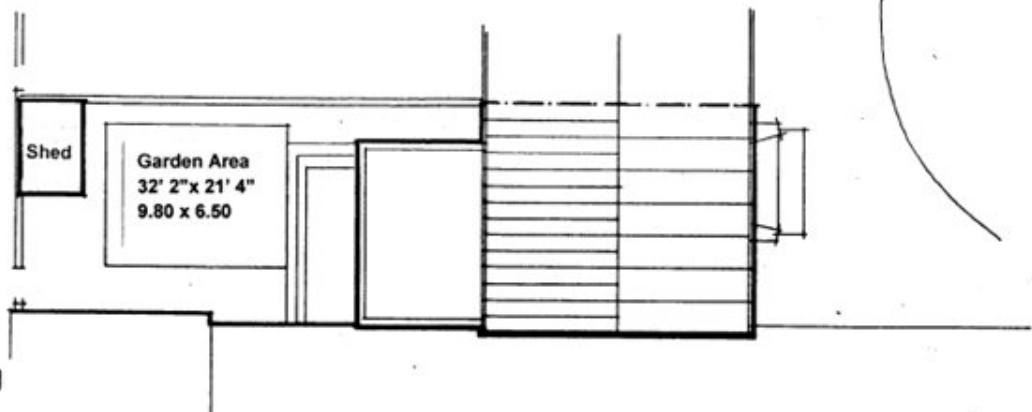
SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



SITE PLAN

For illustrative purposes only.

Not to Scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

**Tenancy Deposit:** £15,230.76

**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:** G

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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