



## ADDISON HOUSE, ST JOHN'S WOOD, LONDON, NW8 £2,500 PER MONTH FURNISHED

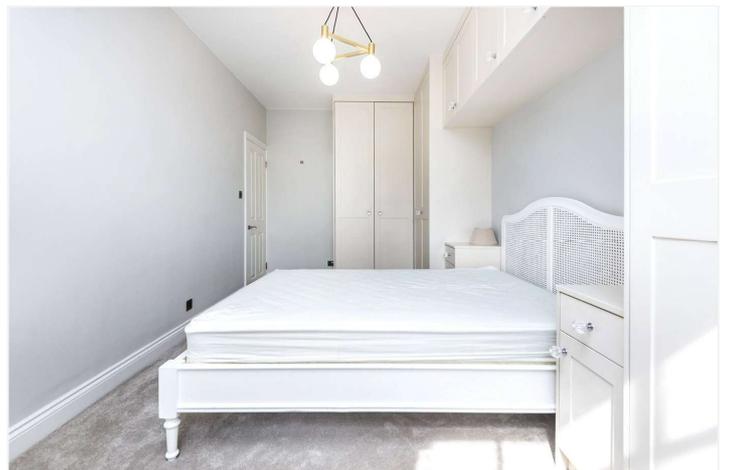
A newly decorated first floor flat set in this 1930's portered red brick mansion block benefitting from communal gardens. The flat newly decorated throughout and has a delightful balcony off the reception room. The property is over 698 sq. ft. and is located approximately 600 metres from the shops and cafes of St John's Wood High Street.

Two Bedrooms | Bathroom | Kitchen | Reception Room | Private Balcony | Lift | Communal Gardens | Portage

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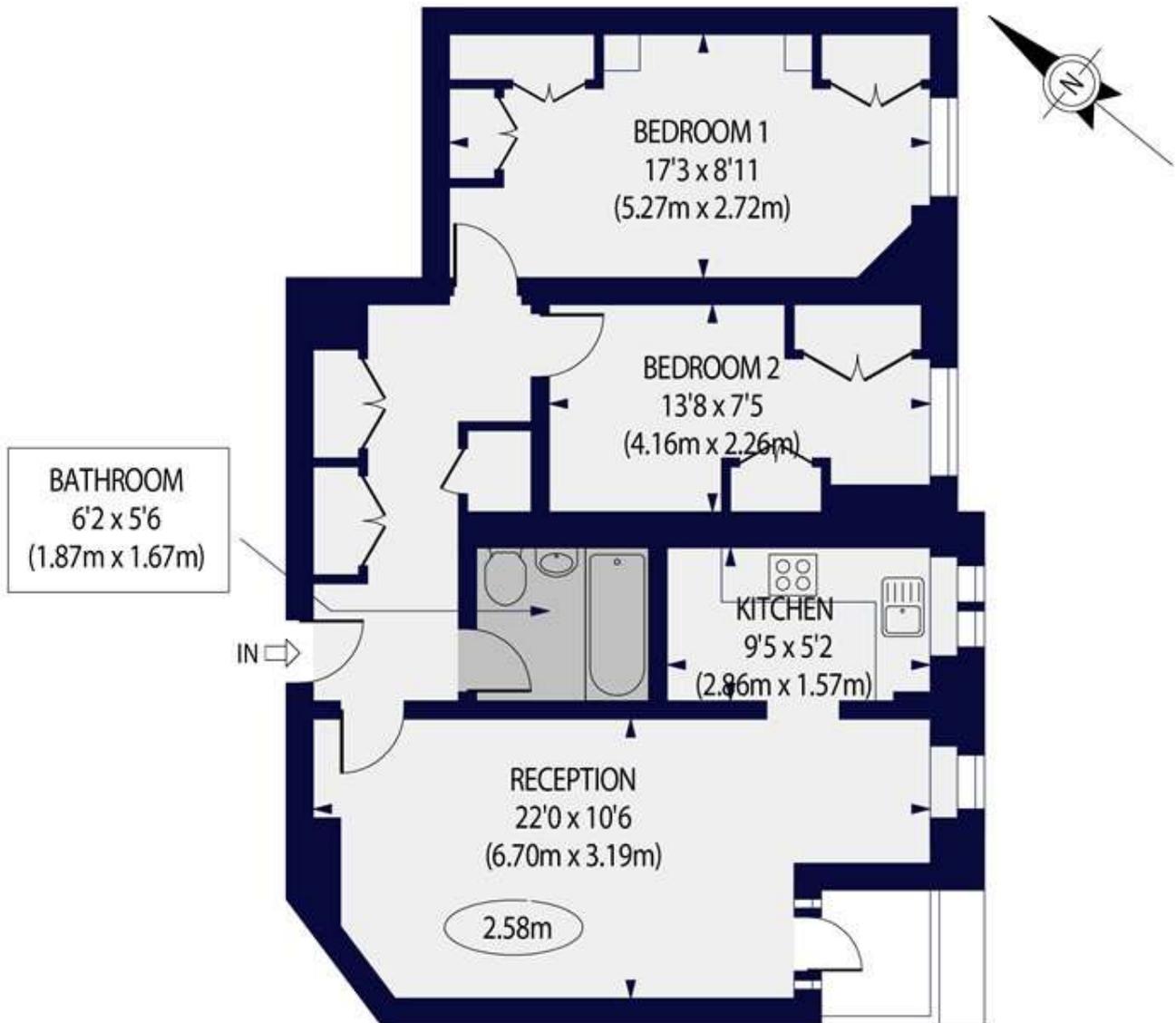
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# ADDISON HOUSE, NW8 9EJ

Approx. Gross Internal Floor Area 698 sq ft. / 65 sq.m

 - Ceiling Height



FIRST FLOOR

For Illustration Purposes Only - Not To Scale. Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.52139

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		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**Tenancy Deposit:** £2,884.62

**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:** E

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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