



## ST JOHN'S WOOD HIGH STREET, ST JOHN'S WOOD, LONDON, NW8 £5,000 PER MONTH FURNISHED

A wonderful opportunity to rent this recently refurbished three bedroom apartment on the third floor of this red brick conversion in the heart of St John's Wood. The property offers stylish, bright and contemporary accommodation and is pet friendly. St John's Wood Underground Station is located 0.3 miles away and the amenities of St John's Wood High Street are on your doorstep. The property is offered furnished and is HMO Licensed.

Principal Bedroom with En-Suite Shower Room | Two Further Bedrooms | Family Bathroom | Kitchen/Breakfast Room | Reception Room | HMO Licensed

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for every step...

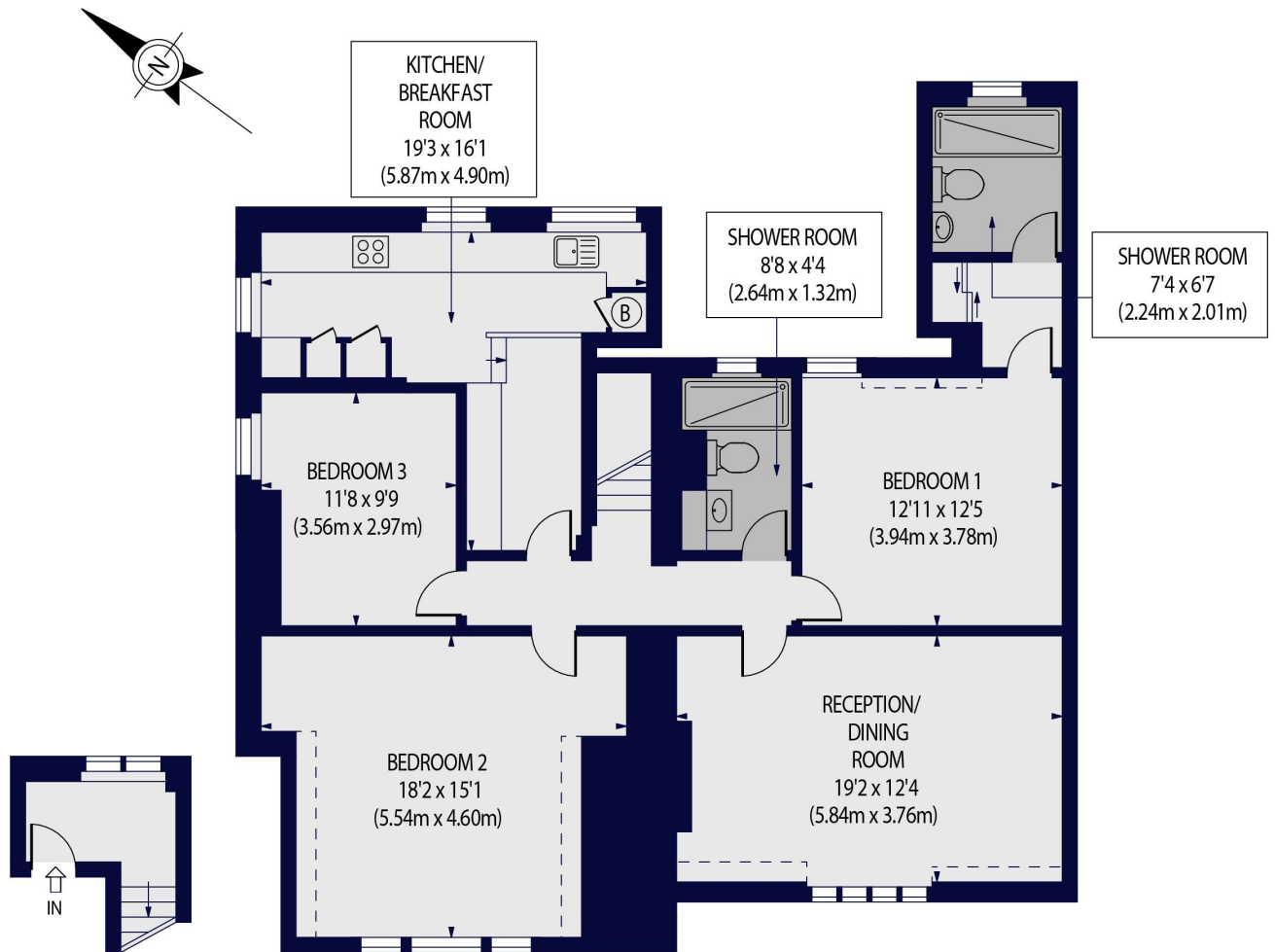
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ST. JOHNS WOOD HIGH STREET LONDON, NW8 7SH

Approx. Gross Internal Floor Area 1269 sq ft. / 118 sq.m



SECOND FLOOR ENTRANCE  
GROSS INTERNAL  
FLOOR AREA 40 SQ FT

THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 1229 SQ FT

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.46209

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             |         | 78 C      |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Tenancy Deposit:** £6,923.08

**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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