



**3 Bedroom Flat**  
**St John's Wood Road**  
**London NW8**

- Three double bedrooms
- Two family bathrooms
- Third floor
- Fully Fitted Integrated Kitchen

**Price: £1,096.15 pw / £4,750 pcm**

St. Johns Wood Road, NW8



Third Floor

Approx Gross Internal Area 1366 Sq Ft - 126.90 Sq M

Measured in accordance with RECS guidelines. Every attempt is made to ensure accuracy. However all measurements are approximate. The floor plan is illustrative purposes only and is not to scale.  
www.tenestography.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Central Heating & Hot Water included in the rent. Stunning three double bedroom apartment situated on the 3rd floor of this meticulously maintained portered mansion block facing Lords Cricket Ground. The property benefits from a spacious reception room with views across to Lord's Cricket Ground, fully fitted integrated kitchen, three double bedrooms and two stylish bathrooms. Unfurnished. Available 7th April.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.