



**St. Johns Wood Road, London NW8 7HQ**

**£2,000 Per Month**

- Two Bedroom Flat
- Dining Room

- Available Immediately
- Portered Block

- Furnished
- Viewing Highly Recommended

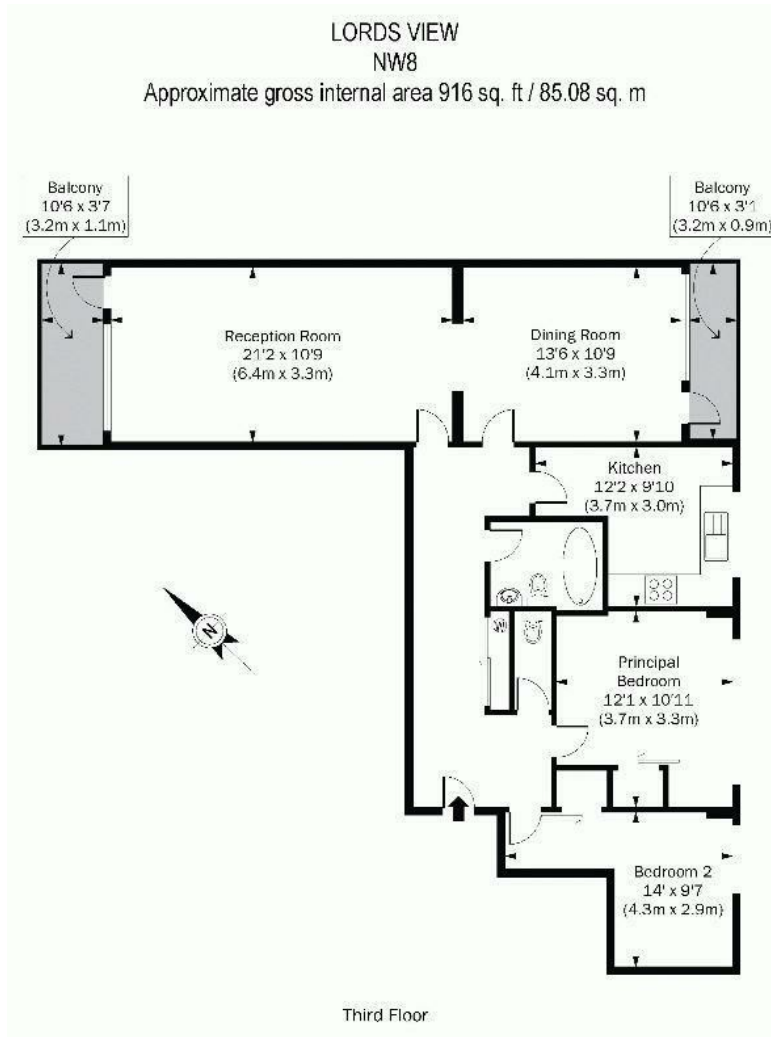


While every effort is made to ensure the accuracy of our particulars, they are intended as a guide only and their accuracy is in no way guaranteed. Photos and floor-plans are for illustrative purpose only. Appliances have not been tested. Prospective purchasers should satisfy themselves by inspection and relevant reporting of a property prior to purchase. This document does not form part of a legal contract.

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A spacious third floor apartment situated within a well maintained purpose built block close to all amenities of St Johns Wood High Street. The property comprises a spacious reception room with wood flooring, dining room, fully fitted kitchen, two bedrooms and a three piece bathroom. Available Immediately offered furnished.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		65	75
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		58	57
England & Wales		EU Directive 2002/91/EC	