

COURT CLOSE, LONDON NW8 6NN



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Arranged over three floors and set within a private, gated residential complex, is this beautiful contemporary townhouse, ideally located for the American School and St John's Wood's amenities. This luxury home offers approximately 1,770 sq ft/164 sq m of accommodation with open-living areas that lead onto a private garden.

Court Close is set in landscaped communal gardens and offers 24 hour concierge, unreserved off street parking and on-site property management. The nearest tube stations are Swiss Cottage (Jubilee Line) 0.2 miles and St John's Wood (Jubilee line) 0.5 miles.

- 4 Bedrooms • 4 Bathrooms (1 en suite) • Reception Room • Conservatory • Open Plan Kitchen • Private Garden • Off Street Parking • EPC rating TBC • Camden Council Tax Band G • Available Furnished/Unfurnished

EPC Rating: D Council Tax Band: G

**£2,608 PER WEEK**  
**FURNISHED/UNFURNISHED**

**TENANTS FEES:** As well as paying the rent, tenants may also be required to make the following permitted payments:

Holding Deposit (maximum of 1 week's rent)

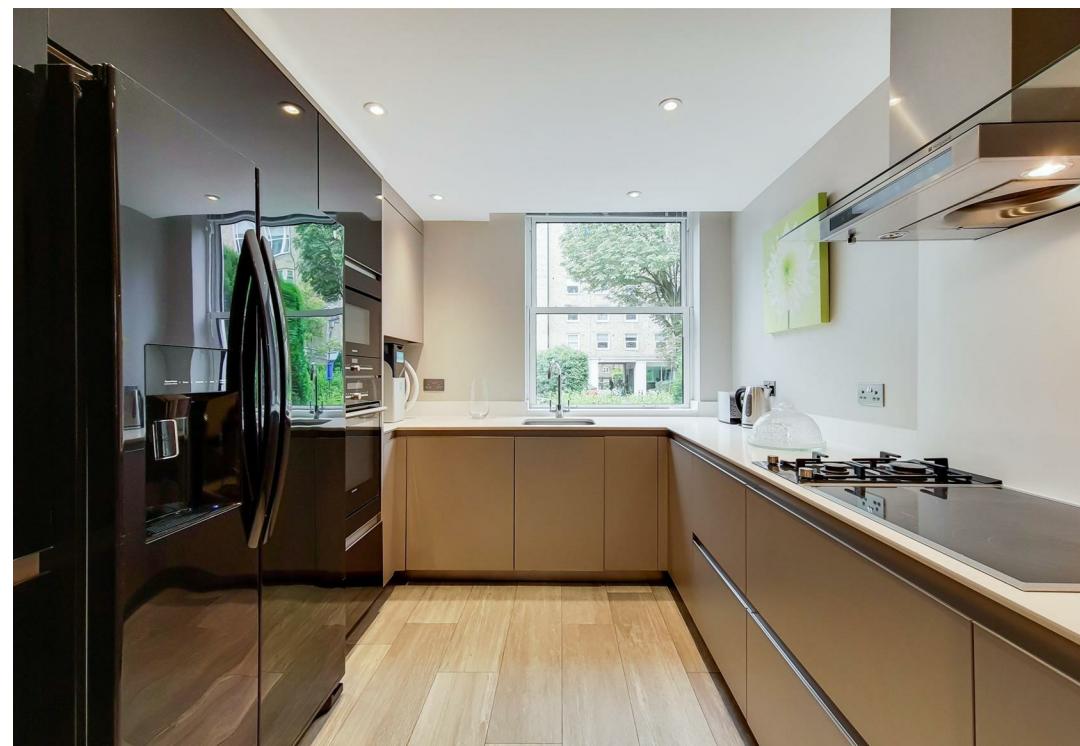
Security Deposit equivalent to 5 or 6 weeks' rent (AST tenancies)

Utilities, Communications services charges including TV licence, and Council Tax

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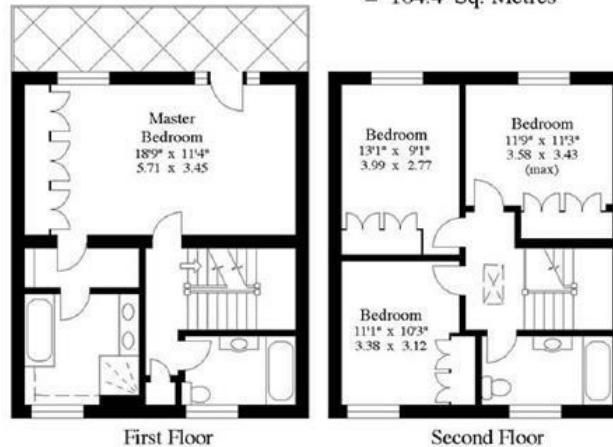




1 Court Close  
Boydell Court  
St Johns Wood Park  
NW8.

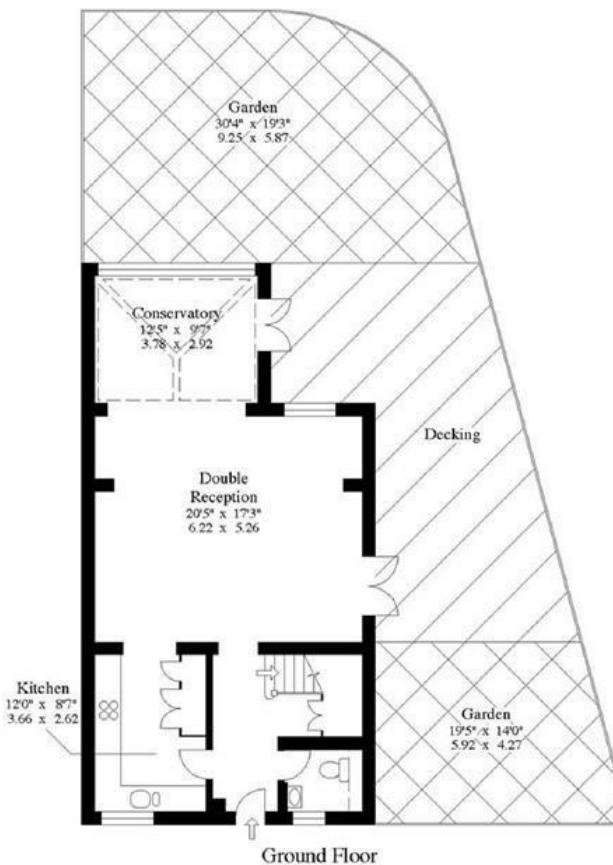


Approx Gross Floor Area = 1770 Sq. Feet  
= 164.4 Sq. Metres



First Floor

Second Floor



Ground Floor

For illustrative purposes only. Not to scale.  
Prepared by Making Plans Ltd. Tel: 0113 258 7607