

## 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

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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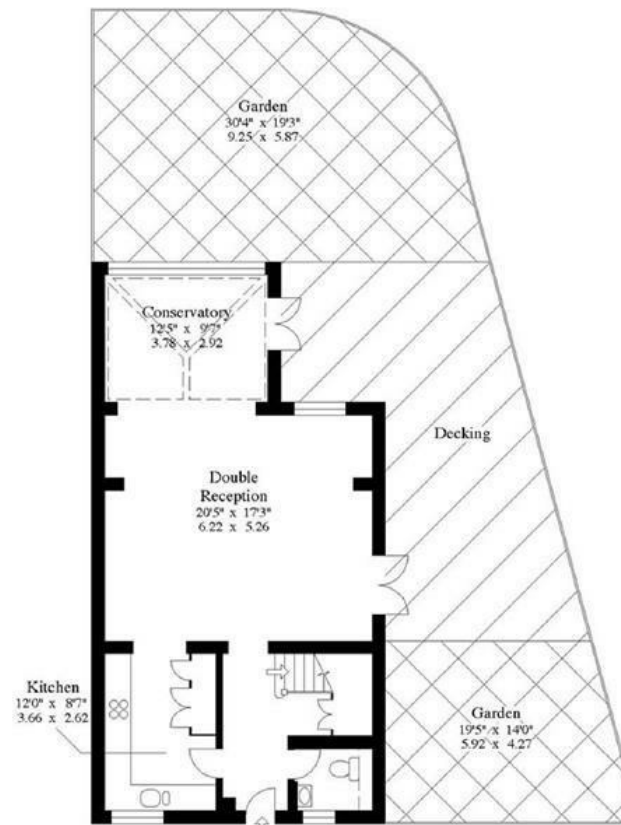
1 Court Close  
Boydell Court  
St Johns Wood Park  
NW8.

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