ASTONCHASE

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69–71 PARK ROAD
LONDON NW1 6XU
020 7724 4724

COURT CLOSE
ST JOHNS WOOD PARK
ST JOHNS WOOD
LONDON
NW8 6NN

£2,750 PER WEEK
SUBJECT TO CONTRACT

We are delighted to offer this immaculate interior designed four bedroom house arranged over three floors and set within a private, gated residential complex in St John's Wood. This luxury home offers approximately 1,894 Sq. ft/176 Sq. m of accommodation with open-living areas that lead onto a private garden. The house is comprised of an open plan reception room/dining Area, modern kitchen with top quality appliances, principal Bedroom with en-suite bathroom, three further bedrooms, two family bathrooms, and guest cloakroom. Further benefits include 24-hour porterage, roof terrace and private use of a large 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.

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ACCOMMODATION

- Open Plan Kitchen
- Reception Room/Dining Area
- Principal Bedroom with En-Suite Bathroom
- Further Three Bedrooms
- Two Family Bathrooms
- Guest Cloakroom

AMENITIES

o Roof Terrace
o Private Rear Garden
o Alarm and Video Entry
o Fully Air Conditioned
o Gated and Portered Development

COUNCIL TAX	Camden (Band G)
EPC RATING:	D

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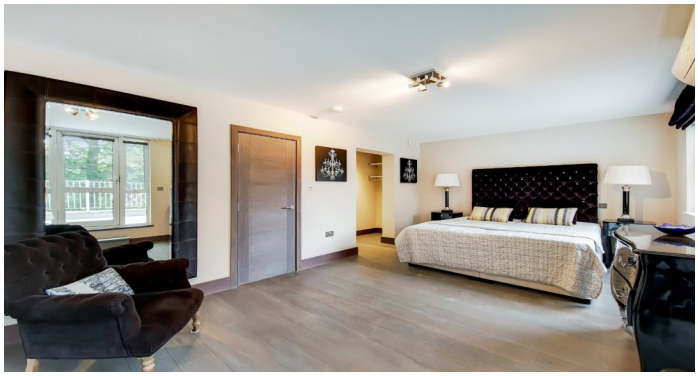

IMPORTANT NOTICE
These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.

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SD Investments & Management

St. Johns Wood Park, NW8

CAPTURE DATE: 31/08/2021 LASER SCAN POINTS: 4,945,739

GROSS INTERNAL AREA
176.00 sqm / 1894.45 sqft

176.00 sqm / 1894.45 sqft | 156.44 sqm / 1673.14 sqft | 28.46 sqm / 262.52 sqft | 0.47 sqm / 5.06 sqft

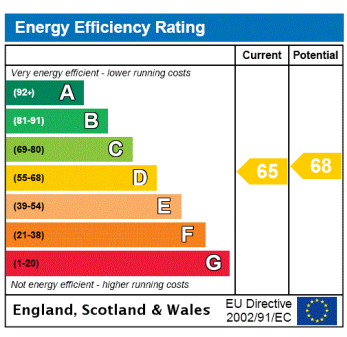
spec Verified

RICS Certified Property Measurer

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plants and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 192.15 sqm / 2068.29 sqft
IPMS 3C RESIDENTIAL 180.86 sqm / 1946.78 sqft

SPEC ID 61264b98c981540da0758717



The Property Ombudsman

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