



Loudoun Road | London | NW8

£9,000 Per month |

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ADN
RESIDENTIAL

An impressive five-bedroom family home arranged over three floors, offering well-proportioned and versatile accommodation in a sought-after St John's Wood location. Refurbished approximately a year ago, the property is presented in excellent condition throughout and comprises a bright reception room, separate lounge and a fully fitted kitchen/dining room, providing excellent space for both family living and entertaining.

The upper floors offer five well-proportioned bedrooms, two bathrooms and ample built-in storage. Additional benefits include a private patio and garden, a driveway providing off-street parking and an abundance of natural light throughout.

Loudoun Road is ideally positioned in the heart of St John's Wood, within easy reach of the shops, cafés and restaurants of St John's Wood High Street, as well as the open spaces of Regent's Park and Primrose Hill. Excellent transport links include nearby South Hampstead Overground Station and Swiss Cottage Underground Station (Jubilee Line). The property is also conveniently located for several highly regarded schools, including The American School in London.

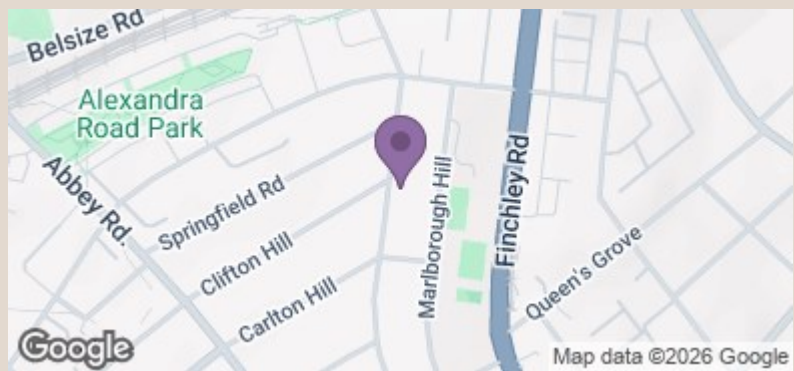
Council Tax: Westminster – Band G
Security Deposit: £12,461.53
Holding Deposit: £4,153.84
Deposits shown are based on an Common Law Tenancy Agreement.

- Five Bedrooms
- Kitchen
- Patio
- Off Street Parking
- Reception Room
- Three Bathrooms
- Garden

Council Tax Band: G
EPC: C







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			
England & Wales		71	76
		EU Directive 2002/91/EC	