



St. Johns Wood Park | London | NW8

£5,633 Per month |

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ADN
RESIDENTIAL

A modern and recently refurbished three bedroom, three bathroom (plus study) apartment situated on the first floor of a well presented purpose built block located 0.5m from St Johns Wood underground station (Jubilee Line). This fantastic property benefits from having air conditioning and double glazed windows throughout and comprises, spacious reception room, separate fitted kitchen, principal bedroom with built in storage and en-suite bathroom, second bedroom and third bedroom, family shower room and an additional study. Additional benefits include, first come first serve parking and an on site 24 hour concierge.

- 3 Bedrooms
- Spacious Reception Room
- 24 Hour Concierge
- Heating and hot water included
- 3 Bathrooms
- Air Conditioning
- Private Parking

Council Tax Band: F
EPC: D







SD Investments & Management

Boydell Court, NW8

CAPTURE DATE: 29/07/2020 LASER SCAN POINTS: 39,611,055

GROSS INTERNAL AREA

107.35 sqm / 1155.51 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
107.35 sqm / 1155.51 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes walkways, vertical road height
98.84 sqm / 1063.90 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

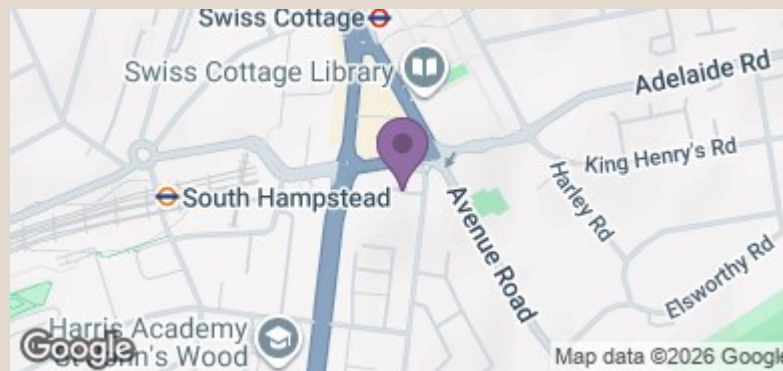
RESTRICTED HEAD HEIGHT
Estimated use area under 1.9m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans 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.

IPWS 28 RESIDENTIAL: 110.09 sqm / 1185.00 sqft
IPWS 30 RESIDENTIAL: 101.76 sqm / 1099.34 sqft

SPW ID: 5FD408057e4d8f0e3e30c2399



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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