

## ST. JOHNS WOOD ROAD LONDON, NW8 8QT

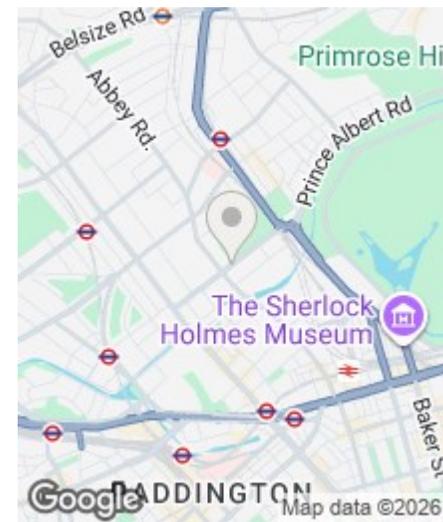
£4,615 PER WEEK

Short let - all bills included. Nestled in the desirable area of St. Johns Wood Road, London, this charming house offers a perfect blend of modern living and comfort. Spanning an impressive 1,335 square feet, the property boasts two well-appointed bedrooms, making it an ideal choice for small families or professionals seeking a serene retreat in the heart of the city.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout is thoughtfully designed, ensuring that every corner of the home is utilised effectively.

The house features two contemporary bathrooms, which add to the convenience and comfort of daily living. Each bathroom is fitted with modern fixtures, providing a touch of luxury to your everyday routine.

**SANDERSONS**  
LONDON



| Energy Efficiency Rating                           |           |   |
|--|-----------|---|
|  | Current   | Potential   |
| <i>Very energy efficient - lower running costs</i> |           |   |
| (92 plus) <b>A</b>                                 |           |   |
| (81-91) <b>B</b>                                   |           |   |
| (69-80) <b>C</b>                                   |           |   |
| (55-68) <b>D</b>                                   |           |   |
| (39-54) <b>E</b>                                   |           |   |
| (21-38) <b>F</b>                                   | <b>25</b> |   |
| (1-20) <b>G</b>                                    |           |   |
| <i>Not energy efficient - higher running costs</i> |           |   |
| <b>England &amp; Wales</b>                         |           | EU Directive 2002/91/EC  |

**EPC Rating: F    Council Tax Band: H**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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