



Hall Road, St Johns Wood, London £2,492 Per Month Furnished

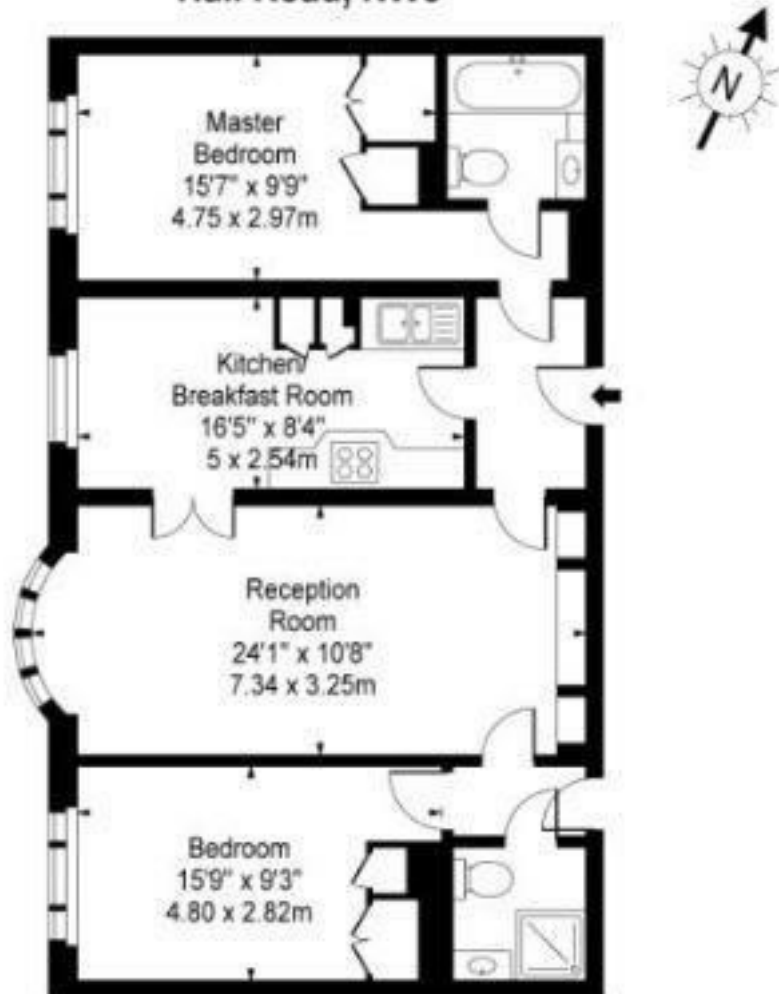
A beautifully presented property situated within this sought after portered block close St Johns Wood High Street.

The property comprises a bright reception room, separate fully fitted kitchen, two double bedrooms and two bathrooms. Further benefits include 24hr portage, wooden floors throughout, and a communal courtyard.

Located within close proximity to the large variety of shops, boutiques and restaurants of Little Venice Clifton Gardens and St John's Wood. Transport links including Maida Vale Underground Station, Bakerloo Line and St John's Wood Underground Station (Jubilee Line) providing easy access to the West End, City and Canary Wharf.



**William Court,
Hall Road, NW8**



Second Floor

Approx Gross Internal Area 890 Sq Ft - 82.68 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.14220

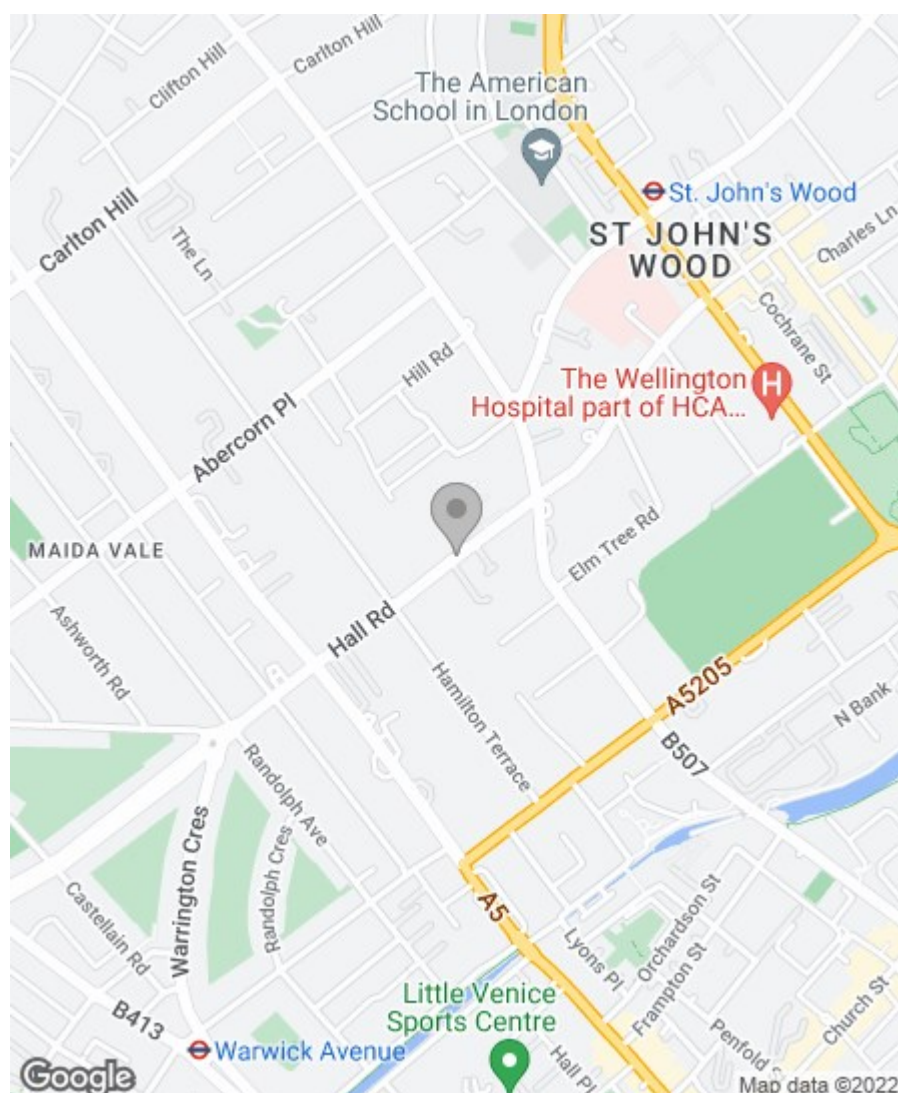
This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Property Overview

Location	St Johns Wood, NW8
Price	£2,492 Per Month
Bedrooms	2
Bathrooms	2
Receptions	1
Council	
Tax Band	G
Furnishing	Furnished

Key Features

- 24 Hour Porter
- Two Bathrooms
- Wooden Floor
- Separate Kitchen
- Communal Terrace
- Great Location
- Close to Regents Park
- Close to London Business School



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		
	77	78

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).