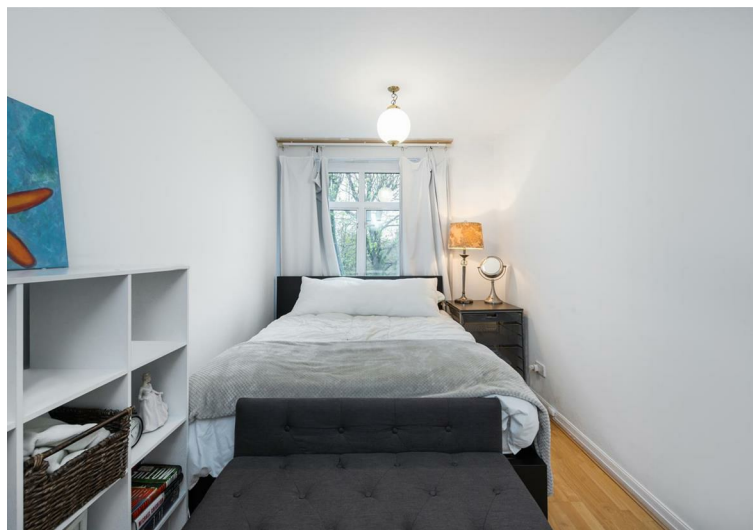




## Loudoun Road, St Johns Wood, NW8 £5,997 Per Month Unfurnished

A mid terraced family home arranged over three floors, offered in good condition throughout with a delightful rear garden. The house comprises a bright and spacious reception room on the ground floor, separate eat in kitchen, second reception room on the first floor, master bedroom with en-suite bathroom and fitted wardrobes, further three bedrooms, family bathroom, guest cloakroom and private patio garden. Loudoun Road is conveniently located within walking distance of St. John's Wood High Street (0.5 miles), St. John's Wood Underground Station (Jubilee Line - 0.4 miles) and The American School in London (0.2 miles).

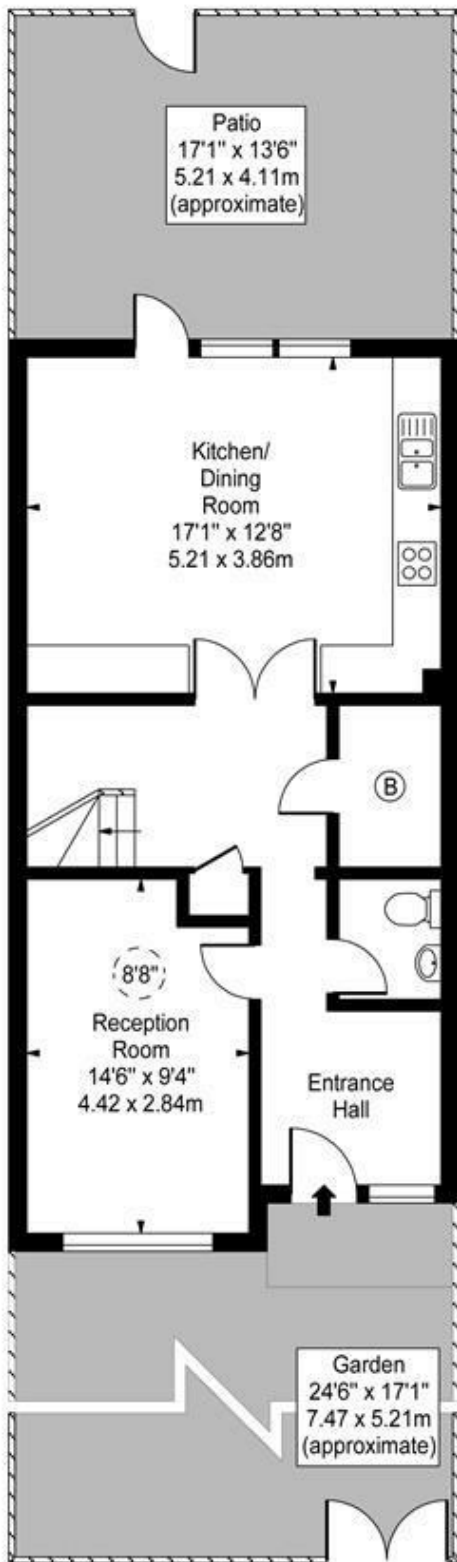




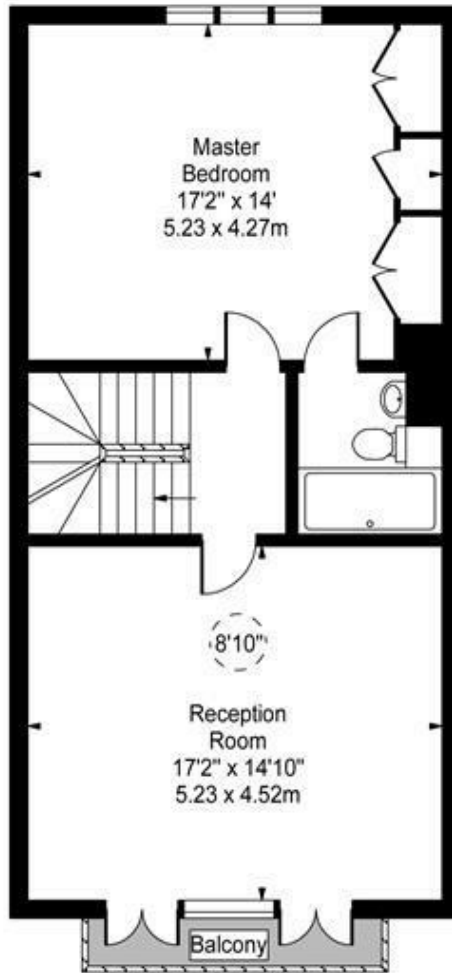
# Loudoun Road, NW8



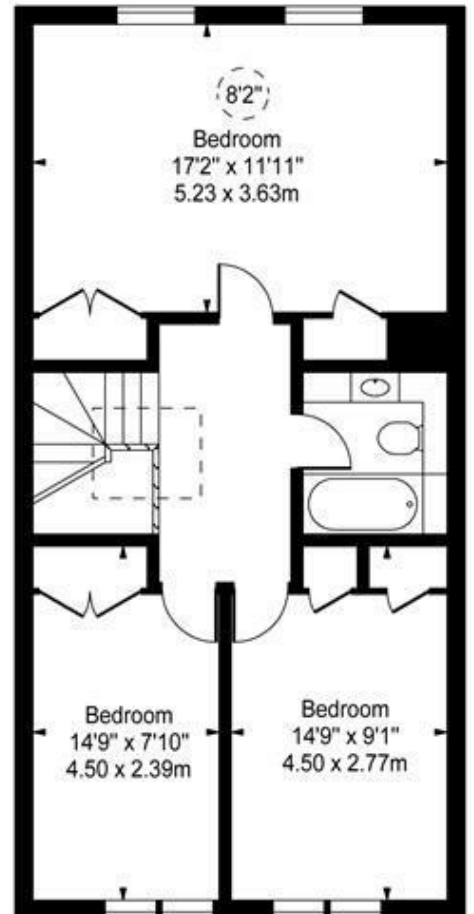
○ - Ceiling Height



Ground Floor



First Floor



Second Floor

Approx Gross Internal Area **1874 Sq Ft - 174.09 Sq M**

For Illustration Purposes Only - Not To Scale  
[www.goldlens.co.uk](http://www.goldlens.co.uk)  
 Produced for Chestertons  
 Ref. No. 015028E

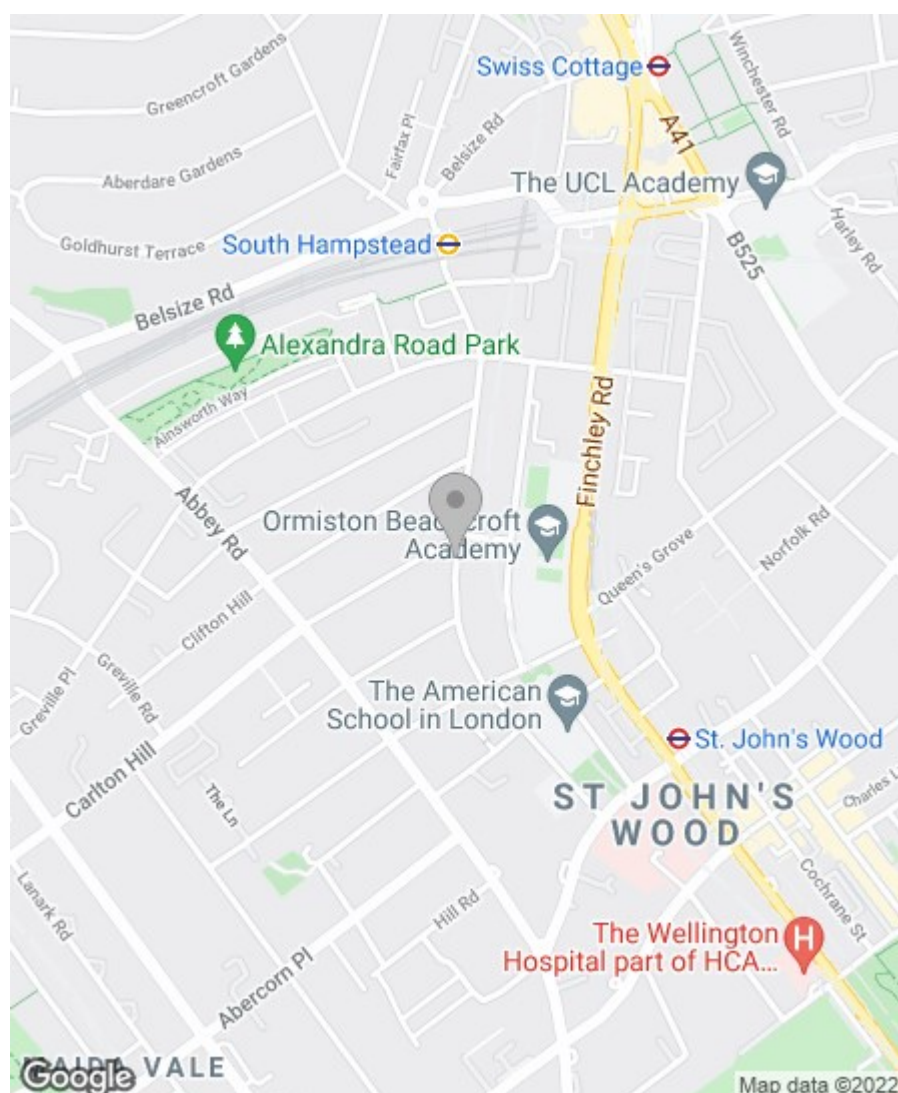


## Property Overview

Location	, NW8
Price	£5,997 Per Month
Bedrooms	4
Bathrooms	2
Receptions	1
Council	Westminster
Tax Band	H
Furnishing	Unfurnished

## Key Features

- 5 Bedrooms
- 2 Bathrooms
- Spacious
- Modern fully fitted kitchen
- Rear garden
- Balcony
- Newly decorated



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

## England & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		82
(69-80) C	61	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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).