



St. Johns Wood Park, London £2,817 Per Month Not specified

A brand newly refurbished apartment situated within this elegant period mansion block in St Johns Wood.

The apartment is situated on the ground floor and comprises a bright and spacious open plan reception, master bedroom with en-suite, second bedroom and bathroom. Further benefits include own entrance, portage, passenger lift, communal courtyard garden and parking on a first come first served basis.

Park Lodge is located 0.5 miles from St John's Wood underground (Jubilee Line) and 0.1 miles from Swiss Cottage underground which both provides access to the West End and Canary Wharf. Primrose Hill as well as the amenities, cafes and restaurants of St John's Wood High Street are both 0.5 miles from the property.



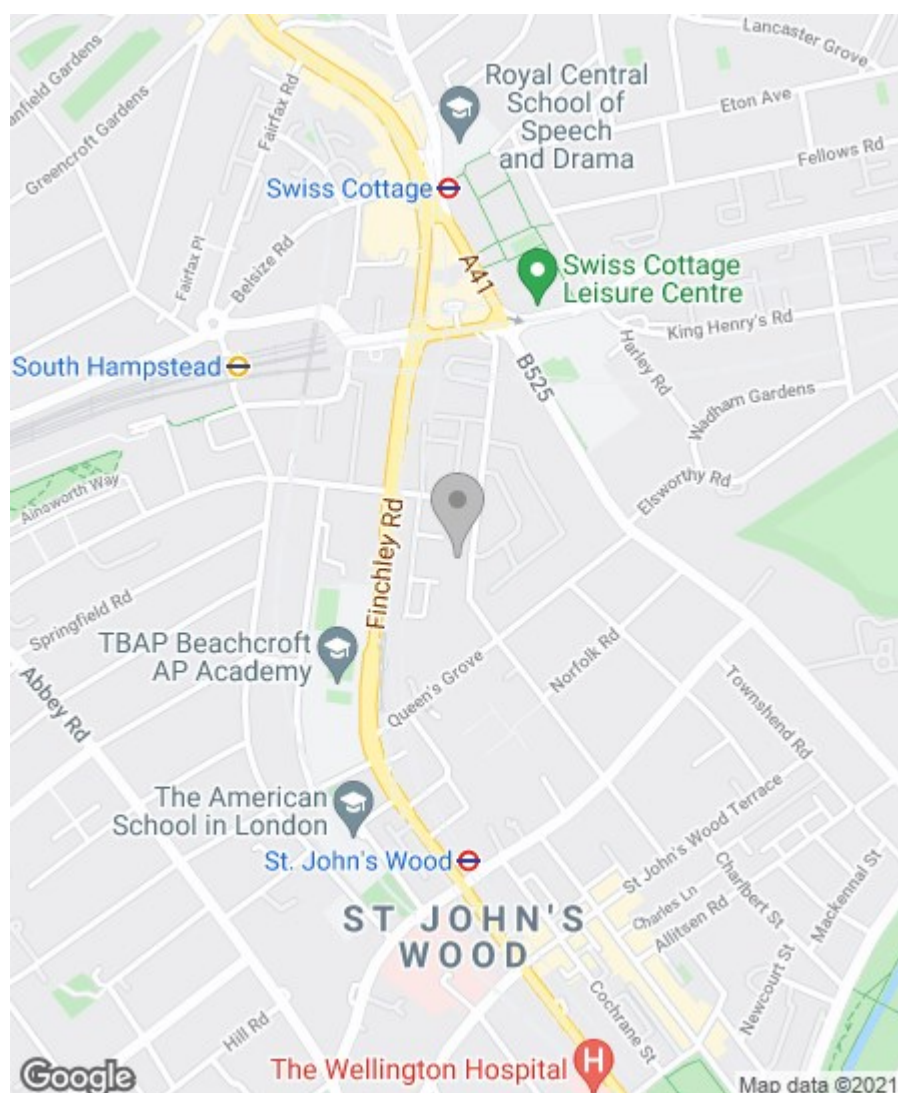
g | **AWAITING
FLOOR PLAN**

Property Overview

| | |
|------------|------------------|
| Location | , NW8 |
| Price | £2,817 Per Month |
| Bedrooms | 2 |
| Bathrooms | 1 |
| Receptions | 1 |
| Council | |
| Tax Band | |
| Furnishing | Not specified |

Key Features

- Own Entrance
- Hardwood Floor throughout
- Brand New
- Communal Garden
- Porter
- Close to transport links



Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 65 | 65 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

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 | | |

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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).