



Spacious Family Apartment, nearly 2,500 Sq Ft, Close to the American School in London

Carlton Hill, St John's Wood, NW8

Available Immediately - £1,450 per week

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- Double reception room
- Fully fitted eat-in kitchen
- Utility room
- Master bedroom with built in wardrobes
- Two further double bedrooms
- Family room/Guest room/Home office
- Three bathrooms (2 showers)
- Mains water/sewerage/electric/gas
- Gas central heating

Set in a much sought after location on the west side of St John's Wood close to the American School in London, is this characterful duplex apartment arranged over the first and second floors of a gothic style semi detached house. The apartment offers bright and ample living accommodation throughout along with bamboo and parquet wood flooring. This lovely family home benefits from a large eat-in kitchen, along with an additional dining room/family room. This property is ideally situated equidistant to St John's Wood underground station (Jubilee Line) and Maida Vale underground station (Bakerloo Line), eateries and boutiques of St John's Wood and open spaces of Paddington Recreation Ground and Regents Park.

- *Available Immediately - Unfurnished*
- *Westminster Council Tax Band: H £1,946.32 PA*
- *EPC Rating: 54/E*
- *Approx. Gross Internal Area: 2,416 Sq Ft*
- *Security Deposit: £7,250 (5 wks rent)*
- *Holding Deposit: £1,450 (1 wks rent)*



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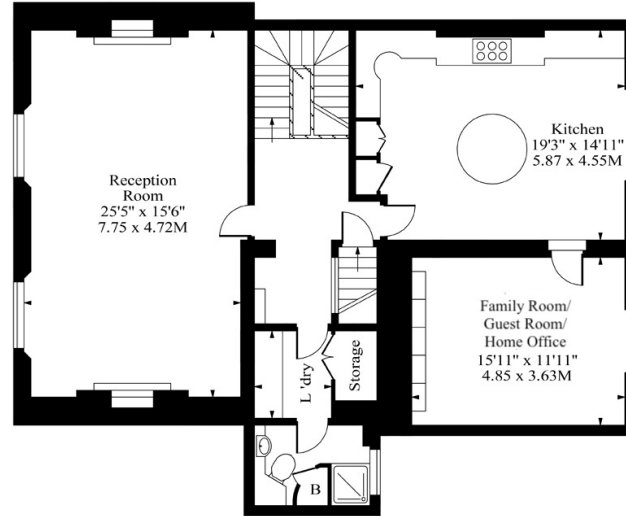
Approx Gross Internal Area: **2,416 Sq Ft / 224.45 Sq M**



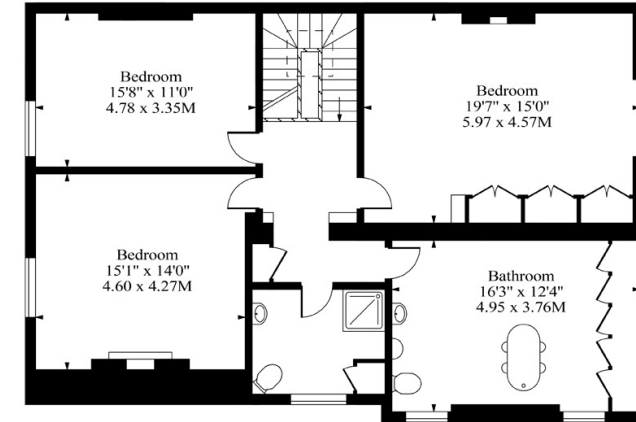
CARLTON HILL NW8

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Energy efficiency chart



First Floor



Second Floor

Approx Gross Internal Area 2416 Sq Ft - 224.45 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy. However all measurements are approximate. The floor plan is illustrative purposes only and is not to scale. www.tomekphotography.co.uk

* A holding deposit of 1 weeks rent will be offset against the initial rental payment. The necessary paperwork should be completed within 15 days or such longer period as might be agreed. A security deposit equivalent to 5 weeks rent to be held during the tenancy against unpaid rent, bills, dilapidations and any other costs or losses incurred. Contract variations £50, Change of sharer £50, all inclusive of VAT at the prevailing rate.

Please note that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture is included