

# Loudoun Road | London | NW8

**£1,275** | Per Week    **£5525** Per Calendar Month



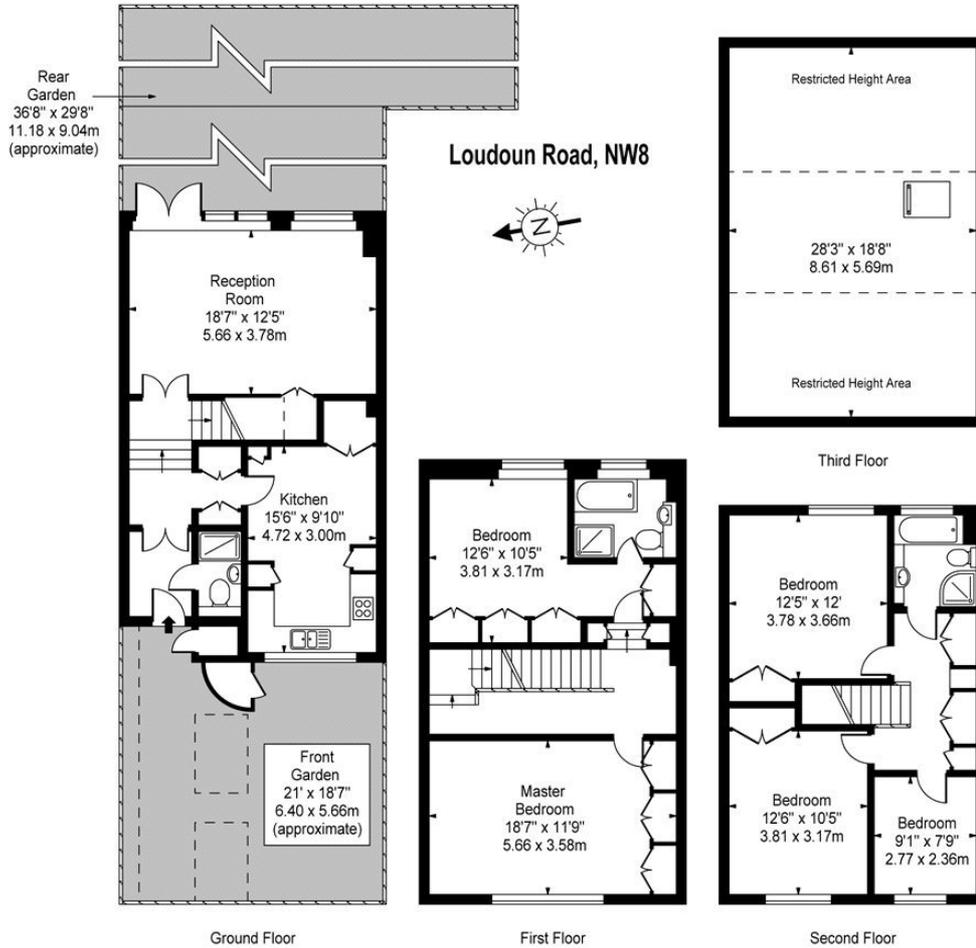
A newly painted 4/5 bedroom family townhouse (approx. 1,721 sq.ft. / 159.9 sq.m.) located close to the American School, St John's Wood High Street & Underground Station.

The house benefits from having a utility room with separate washing machine & dryer, rear paved garden & off street parking for 1.

\*\*Available now unfurnished.







Approx Gross Internal Area 1721 Sq Ft - 160.09 Sq M

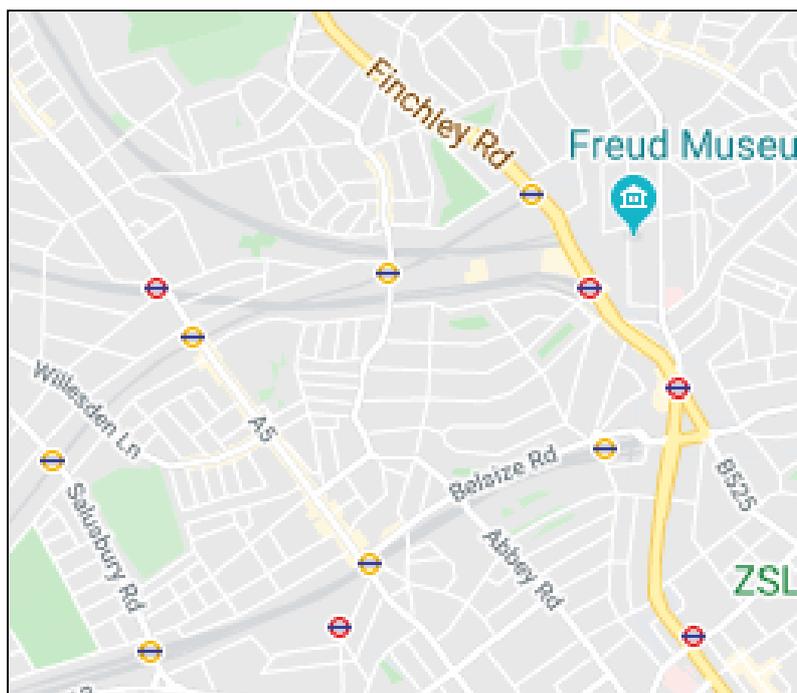
Approx Floor Area Including Restricted Heights 2251 Sq Ft - 209.39 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.32061

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.

## Terms

£1,275 Per Week



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Important Notice

1. These particulars were prepared in all good faith to give a fair overall view of the Property. All statements are made without responsibility on the part of Behr & Butchoff or the Vendors or Lessors.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any service, appliance, equipment or facilities are in good working order, as they have not been tested by us. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should NOT be assumed that any contents/furnishings/furniture etc. photographed are included in the sale or that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas measurements or distances referred to are given as a GUIDE only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
5. Descriptions of the property are subjective and are used in good faith as an option and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.
6. If the measurements are indicated in Imperial, the formula for conversion is:- 1' (one foot) = 30.4cm (centimetres) 1m (one metre) = 3.29'(feet).

## Viewing

Prior to making an appointment with Behr & Butchoff =, we strongly recommend that you discuss with a member of staff, any particular points which are likely to affect your interest in the property, in order that you do not make a wasted journey.