

**COURT CLOSE
ST JOHN'S WOOD PARK
LONDON
NW8**



Bargets Estate Agents



A beautifully presented four-bedroom house set within a secure gated development in St John's Wood. The property offers well-proportioned accommodation with multiple bathrooms, air conditioning, and a bright conservatory providing additional living space.

Further benefits include a private garden, terrace, and a peaceful residential setting, while remaining conveniently located close to St John's Wood and Swiss Cottage amenities and excellent transport links

ACCOMMODATION & AMENITIES

4 Bedrooms : 2 Bathrooms : En Suite Bathroom : Guest WC : Double Reception Room : Kitchen : Conservatory : Terrace : Garden : Communal Garden : 24 Hour Concierge : Property Manager : Off Street Parking

Furnished / Unfurnished

£2,608 Pw / £11,301 Pcm

Subject to Contract















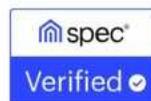


GROSS INTERNAL AREA (GIA)
The footprint of the property
176.00 sqm / 1894.45 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
155.44 sqm / 1673.14 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
23.46 sqm / 252.52 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.47 sqm / 5.06 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 192.15 sqm / 2068.29 sqft
IPMS 3C RESIDENTIAL 180.86 sqm / 1946.76 sqft

SPFC ID: 61264b88c931540da6756717