



COURT CLOSE, ST JOHN'S WOOD NW8

Price
£1,850 per week

An outstanding three bedroom family home located in a private gated development with 24 hour portorage. The house, interior designed to a very high standard offers three bedrooms, two bathrooms (one ensuite to master) a modern open-plan kitchen and large reception room/dining area (with air conditioning), private garden as well as parking spaces or garage available to rent under separate negotiation. The property is ideally located moments from the local shopping and transport facilities of both St John's Wood and Swiss Cottage.

Details

- 3 Bedrooms
- 2 Bathrooms
- Kitchen
- Reception
- Garden

PLAZA estates

www.plazaestates.co.uk

Marble Arch Office, 29-31 Edgware Road, London W2 2JE Tel: 020-7724-3100 Fax: 020-7258-3090

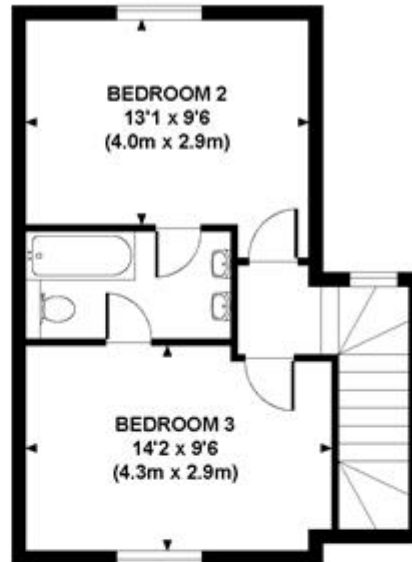




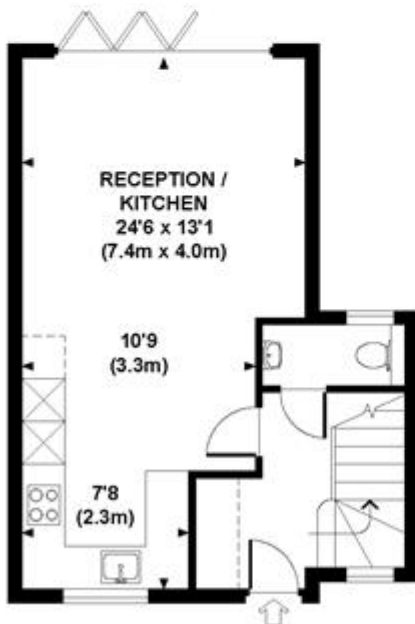


COURT CLOSE

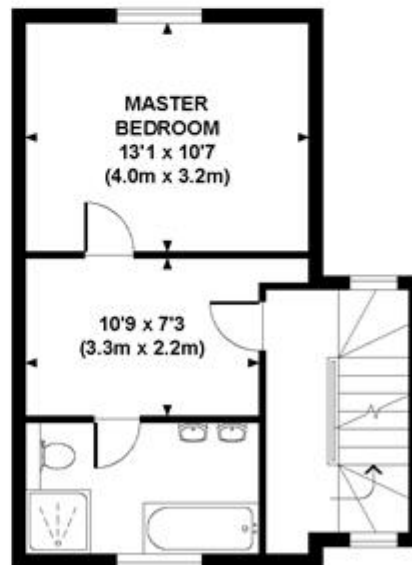
Approximate Gross Internal Area 1107 sq ft / 102.8 sq m



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 369 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 369 SQ FT




FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 369 SQ FT

Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.
DE-PHOTOGRAPHY.NET

Terms and Conditions

Available: Available Now For Long Let
Price: £1,850 per week

EPC Information

Energy Performance Certificate 

1a, Court Close, St. Johns Wood Park, LONDON, NW8 6NN


Dwelling type: End-terrace house Reference number: 0448-0065-7248-3985-0964
 Date of assessment: 04 August 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 05 August 2015 Total floor area: 121 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

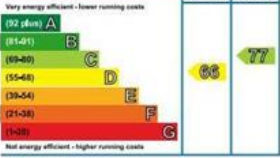
Estimated energy costs of dwelling for 3 years:	£ 3,048
Over 3 years you could save	£ 375

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 360 over 3 years	£ 219 over 3 years	
Heating	£ 2,241 over 3 years	£ 2,241 over 3 years	
Hot Water	£ 447 over 3 years	£ 213 over 3 years	
Totals	£ 3,048	£ 2,673	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Very energy efficient - lower running costs

Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£45	£ 120	⊘
2 Hot water cylinder thermostat	£200 - £400	£ 114	⊙
3 Solar water heating	£4,000 - £6,000	£ 141	⊙

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT