



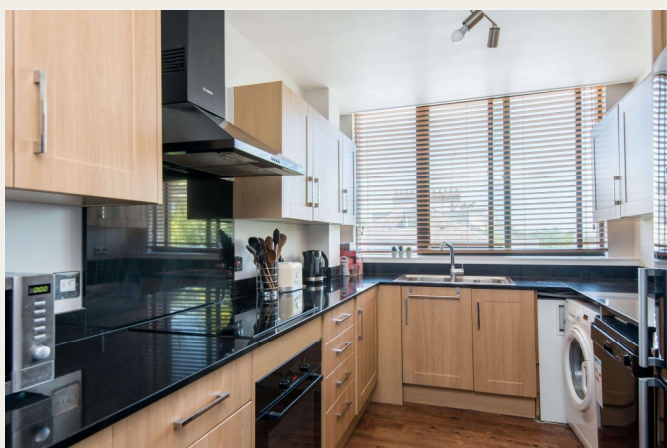
Birley Lodge, St John's Wood, London, NW8

£795 per week *Furnished*



KEY FEATURES

- Three Bedrooms
- Two Bathrooms
- Reception/Dining Room
- Kitchen
- 24 Hour Porterage
- Passenger Lift



Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk

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*Tenant fees may apply. Details of tenant fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with any fees before making an offer to rent and your local Winkworth office can provide written details upon request.



DESCRIPTION

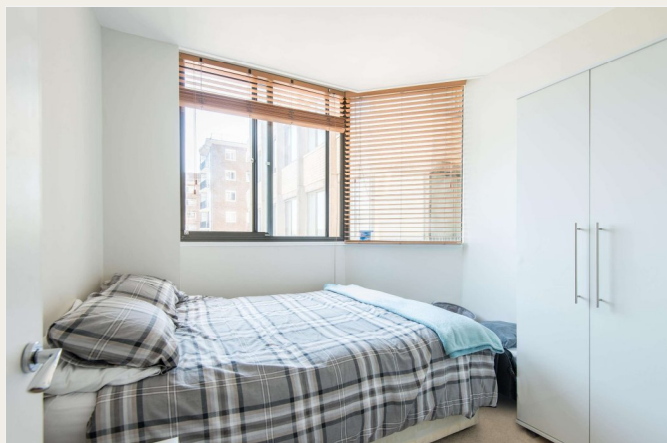
A well presented second floor flat in this modern block ideally located for St John's Wood High Street and Tube Station (Jubilee line) with the benefit of 24 hour portorage.

MATERIAL INFO

Deposit: £3,975.00

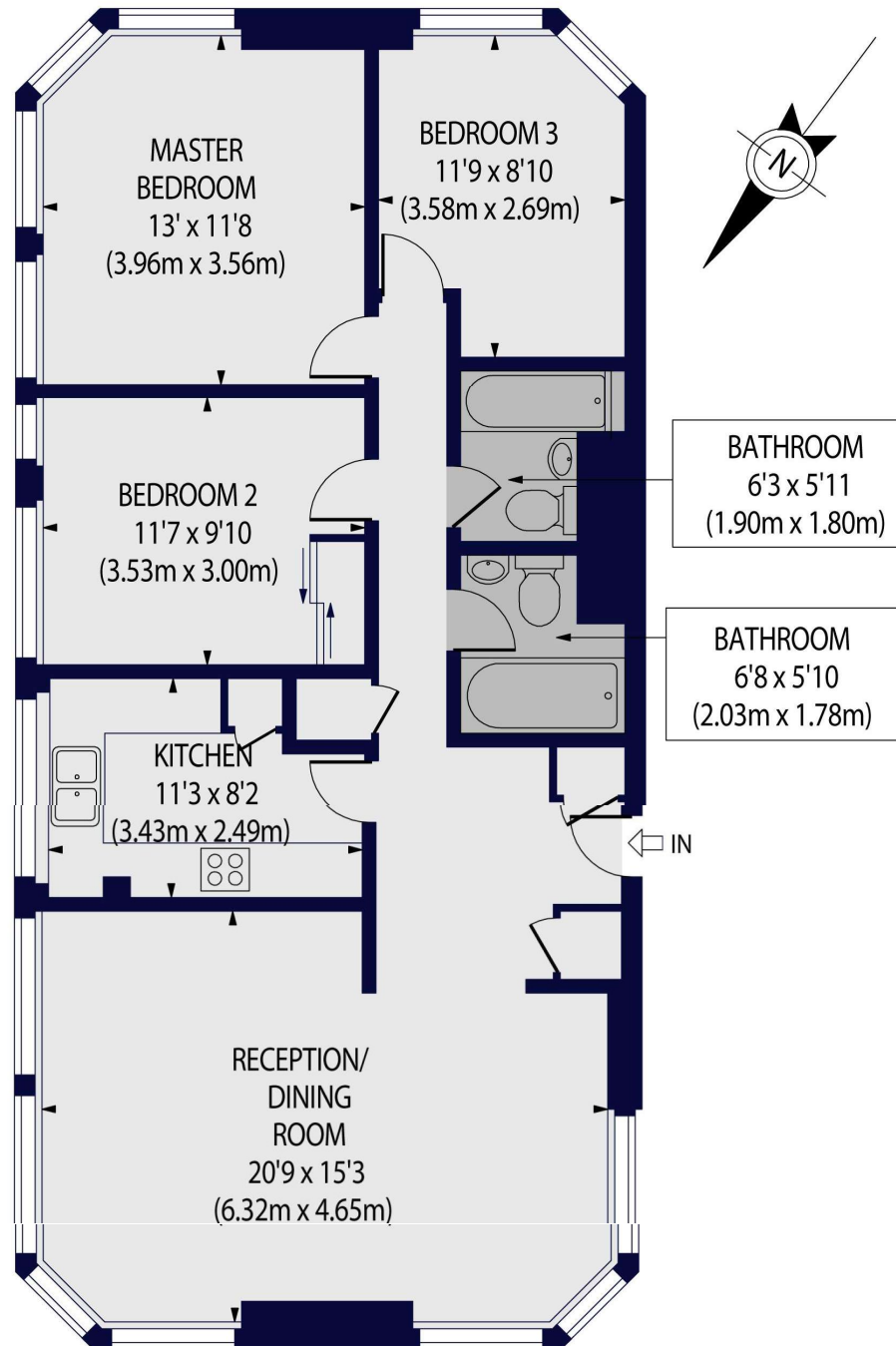
Holding Deposit: 1 weeks rent where the rent is up to £100,000 per annum, 2 weeks rent where the rent is over £100,000 per annum

Council Tax Band: G



BIRLEY LODGE,
ACACIA ROAD, NW8

Approx. Gross Internal Floor Area 981 sq ft. / 91 sq.m



SECOND FLOOR

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.40604
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.

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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