



## 74 Loudoun Road, St John's Wood, NW8 0NA

A well presented modern five bedroom town house providing an excellent family home close to the American School and St John's Wood's amenities. This 1,892 sq f / 175 sq m house is arranged over 3 floors and offers well planned accommodation with a private rear garden as well as a lock up garage. St John's Wood Jubilee line tube is approximately 0.4 miles.

• 5 Bedrooms • 3 Bathrooms (2 en Suite) • Guest Cloakroom • Reception Room • Study/TV Room • Open Plan Kitchen/Diner • Private Front & Rear Gardens • Lock Up Garage • Westminster Council Tax Band H • EPC Rating D • •

£1,850 Per week

Tenant Administration Fees = £240 incl VAT  
Reference Fees = Included in Admin Fees  
Fee for drawing up Tenancy Agreement = included in Admin Fees  
Pets Disclaimer Fees/Additional Pet Deposit = deposit by separate negotiation  
Additional Occupant Fees = £36 incl VAT  
Guarantor Arrangement = £36 incl VAT

— AR —  
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74 Loudoun Road, NW8  
Approx. Gross Internal Area\*  
1892 Ft<sup>2</sup> - 175.76 M<sup>2</sup>

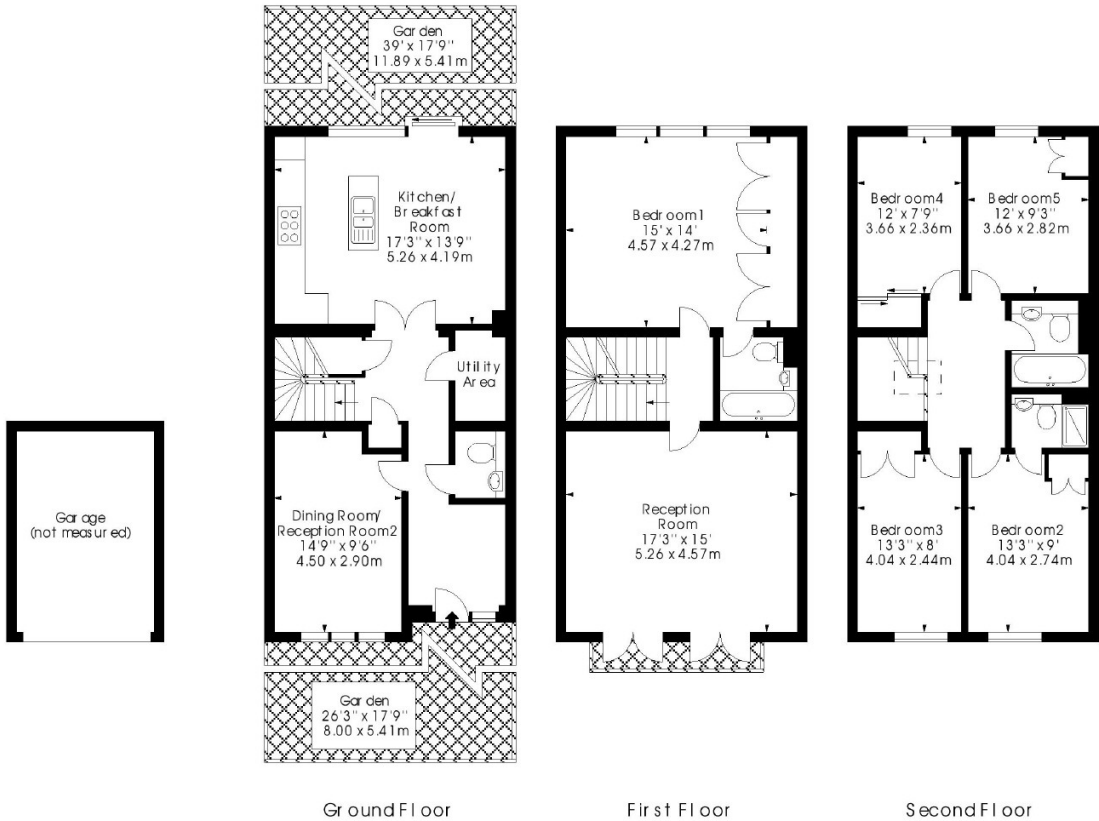
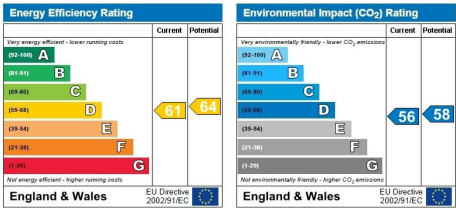


Illustration For Identification Purposes Only. Not To Scale  
\* As Defined by RICS - Code of Measuring Practice  
© BerridgeKitchner Floor plans.  
Tel 020 7787 5544



8 Wellington Road, St John's Wood, London, NW8 9SP

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