

Middle Field, St John's Wood, NW8



Middle Field, St John's Wood, NW8

An exceptionally well presented, 5 bedroom mid-terrace property which has been refurbished, extended and reconfigured to provide one of the best townhouses currently available to rent in St John's Wood. Set over four floors, it provides great family accommodation with spacious open plan living areas and double sized bedrooms. Middle Field is a private enclave close to both Swiss Cottage and St John's Wood. The American School is within a 10 minute walk. Nearest tube stations are Swiss Cottage (0.3 miles) and St John's Wood (0.4 miles), both on the Jubilee Line.

The Accommodation and Amenities

- 5 Bedrooms • 4 Bathrooms (1 En suite) • 2 Reception Rooms • Open Plan Kitchen • Utility Room • Walled Patio Garden • Balcony
- Unreserved Off Street Parking • EPC Rating E • Camden Council Tax Band H

Available Unfurnished

£2,650 PER WEEK

SUBJECT TO CONTRACT



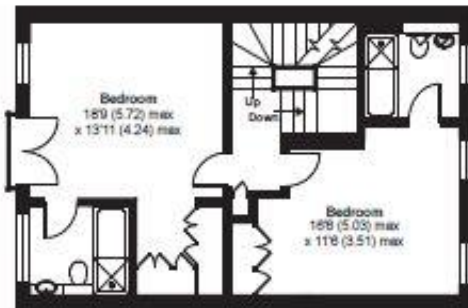
IMPORTANT NOTICE

These particulars are issued for guidance only. They are intended to give a fair overall description of the property and not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particulars shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order, notwithstanding. That all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.



Middle Field, London, NW8

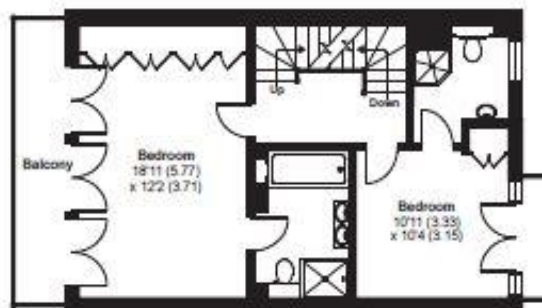
APPROX. GROSS INTERNAL FLOOR AREA 2463 SQ FT 228.8 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT)



SECOND FLOOR

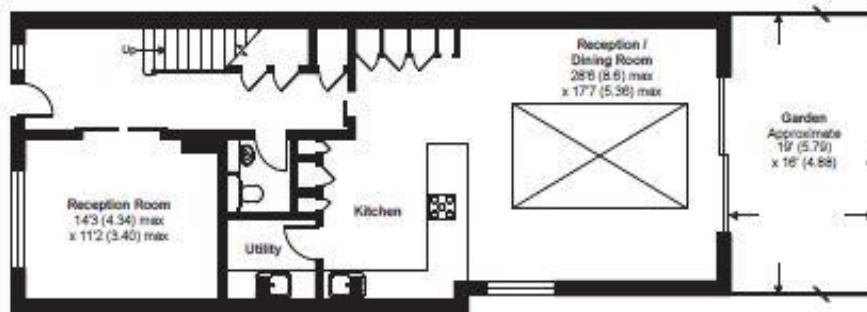


THIRD FLOOR



FIRST FLOOR

Denotes restricted
head height



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nioheoom.co.uk 2018 Produced for Arlington Residential REF : 367887

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

TENANTS FEES

Tenant Administration - £330 incl VAT
Reference Fees - included in Admin Fees, £30 additional references
Fee for drawing up Tenancy Agreement - included in Admin Fees
Pets Disclaimer/Additional Pet Deposit - deposit by separate negotiation
Additional Occupant Fees - £36 incl VAT
Guarantor Arrangement - £36 incl VAT