

ASTON CHASE



SPRINGFIELD ROAD
3 St John's Wood, NW8

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An excellent opportunity to rent a low built semi-detached contemporary home (248.5sq m/2,675sq ft) located on the south side of this sought after tree lined boulevard. The house features excellent split level entertaining space with large double doors leading directly onto a 60ft south facing garden. Further benefits include an integral garage and off-street parking for two cars.

ACCOMMODATION

Principal Bedroom with En-Suite Bathroom, 4 Further Bedrooms (1 with En-Suite Bathroom), Shower Room, Reception Hall, Reception Room, Garden Room, Fully Fitted Kitchen, Guest Cloakroom.

AMENITIES

Springfield Road is one of the most sought-after roads on the west side of St John's Wood located within easy walking distance of The American School in London, St John's Wood High Street and both Swiss Cottage & St John's Wood Underground Stations (Jubilee Line).



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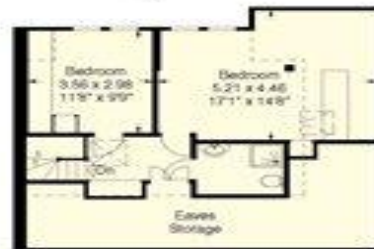
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Approximate Gross Internal Area:
248.5 sq. mts. / 2675 sq. ft.
(including reduced height areas,
below 1.5m - denoted with dashed line)



Second Floor



First Floor

Floor Plans produced by
Proplan
01451 842925
All measurements and figures are taken
in accordance with RICS guidelines.
This plan is for guidance only and must
not be relied upon as a statement of fact.

APPROX SCALE
0 1 2 3 4 5 10ft
0 1 2 3m



Ground Floor

Garden:
18.6 x 8.2
61'0" x 27'0"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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IMPORTANT NOTICE

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