

# ASTON CHASE



## CHARLBERT STREET

St John's Wood, London, NW8

**SHORT LET**  
**ASKING PRICE**  
£4,500 per week



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## CHARLBERT STREET

An opportunity to let a contemporary (203 sq m/2,188 sq ft) five bedroom semi-detached Townhouse presented in excellent condition throughout.

This deceptively spacious home offers an excellent balance of bright open living spaces, well sized and generously appointed bedrooms, a rear garden, lower floor patio and off street parking for one car.

Positioned literally moments from the green open spaces of Regent's Park, Primrose Hill and the various high quality amenities, boutiques of St John's Wood High Street and St John's Wood Underground Station (Jubilee Line).

## ACCOMMODATION

- Reception Hall
- Drawing Room
- Study / Family Room
- Open Plan Kitchen Breakfast / Dining Room
- Playroom / Bedroom 5 with En-Suite Shower Room
- Principal Bedroom with En-Suite Bathroom
- Three Further Bedrooms (One with En-Suite Shower Room)
- Family Bathroom
- Guest Cloakroom

## AMENITIES

- KNX Lighting Control solution with integrated thermostats
- Control 4 Door Entry and Infrastructure
- Control Store Intelligent Heating Control
- Underfloor Heating
- Multi-Room Audio ready with Ceiling Speakers preinstalled
- Rear Garden
- Lower Patio Garden
- Off Street Parking for 1 car

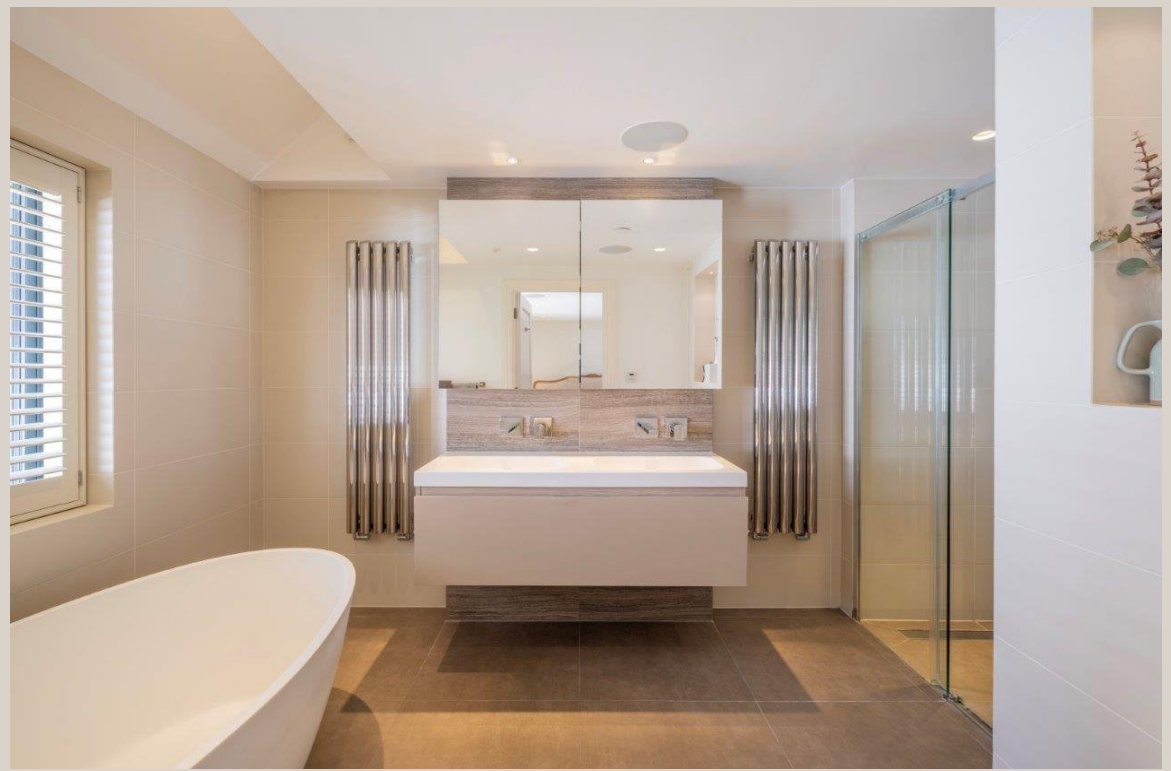


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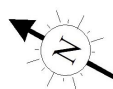
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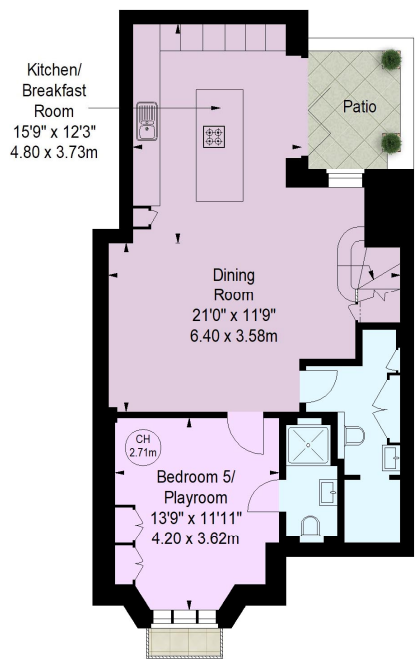
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Charlbert Street,  
St. Johns Wood, NW8

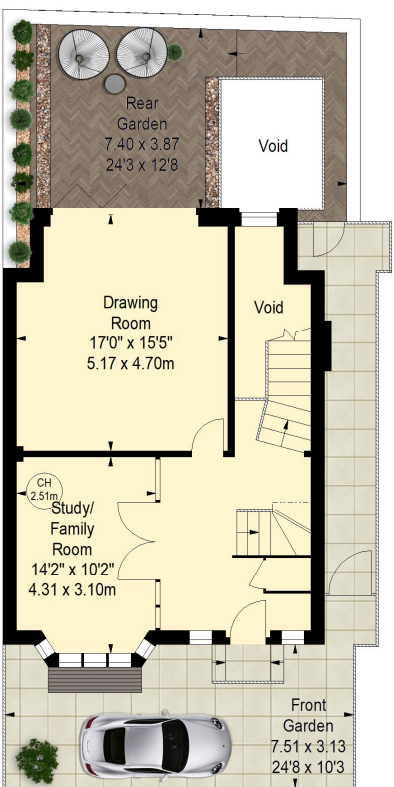
Approximate gross internal area  
2,188 sq ft / 203.27 sq m  
(Including Restricted Height Under 1.5m )  
Restricted Height Under 1.5m  
32 sq ft / 2.97 sq m



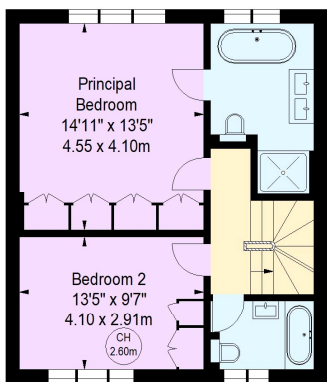
Key :  
CH - Ceiling Height



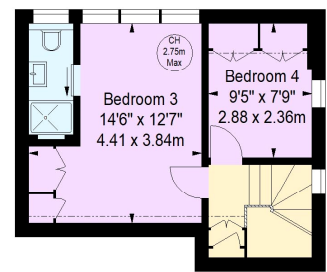
Lower Floor



Ground Floor



First Floor



Second Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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astonchase.com



## IMPORTANT NOTICE

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