

# ASTON CHASE



**DENNING CLOSE**

St John's Wood, London, NW8

**ASKING PRICE**

£3,500 per week



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## DENNING CLOSE

A rare opportunity to rent a recently renovated, low built townhouse in a private cul-de-sac. The property, located in the heart of St John's Wood, has been beautifully refurbished by the current owners and offer 2,228 sq ft / 207 sq m (GIA) of accommodation, providing 4 bedrooms, 5 bathrooms and large open plan living spaces.

The property further benefits from off-street parking for two cars, two balconies, a study, and a south-facing patio garden. Denning Close is discreetly located off Hall Road, within walking distance of St John's Wood High Street with all its fashionable boutique shops, restaurants and nearby to all forms of public transport including St John's Wood Underground Station (Jubilee Line).

## ACCOMMODATION

Principal Bedroom with Dressing Room, en-suite Bathroom and West Facing Balcony

Three Further Bedrooms (All En-Suite)

Open Plan Kitchen, Family, Dining Room

Drawing Room

Study, Guest Cloakroom

## AMENITIES

Off Street parking

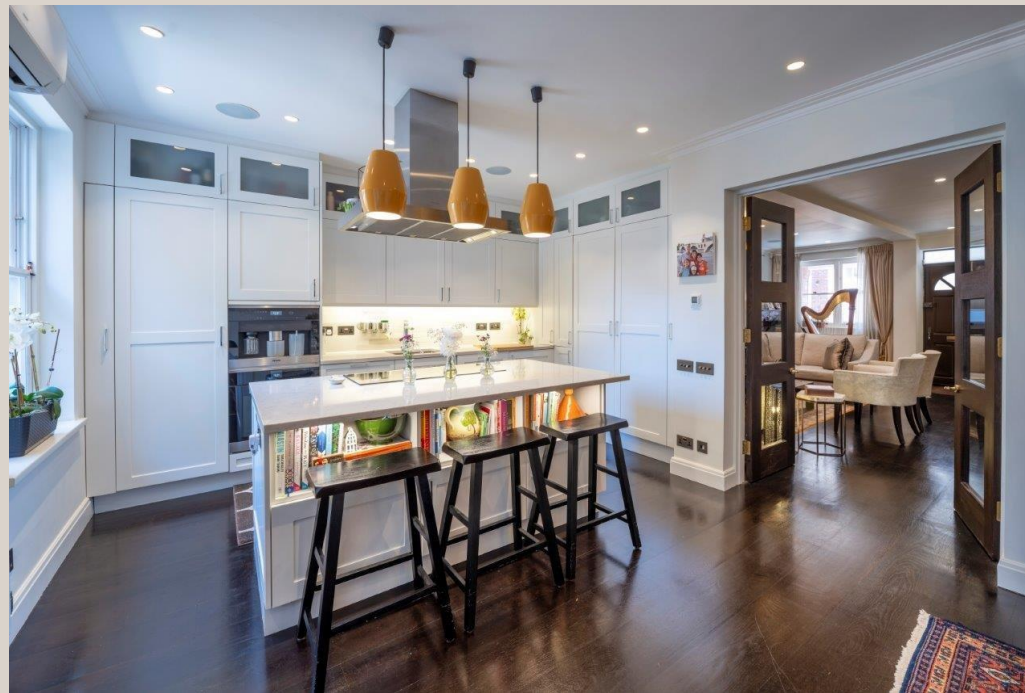
Ample Storage

West Facing Garden





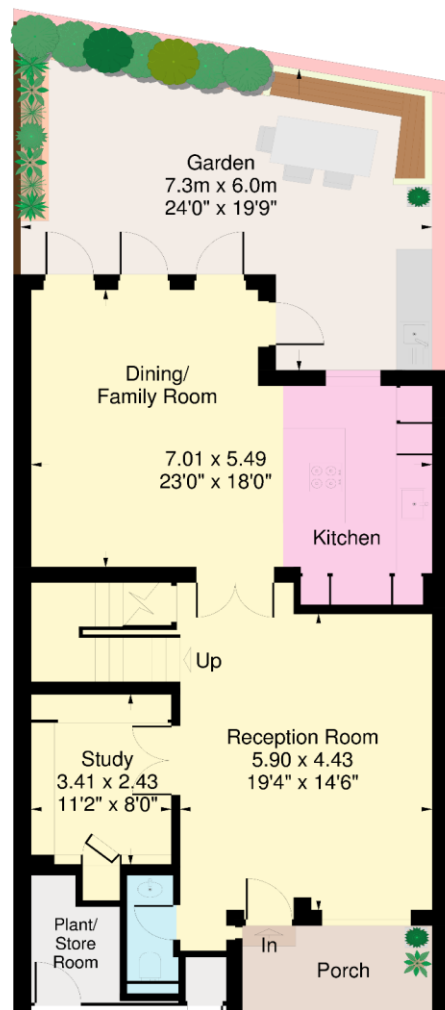
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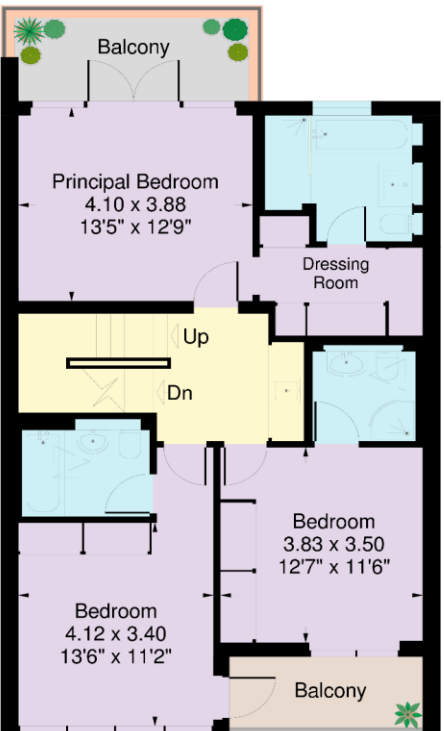


Ground Floor

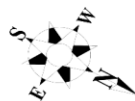
Denning Close, St Johns Wood,  
London, NW8

Approximate Gross Internal Area:  
207.0 sq.m. / 2228 sq.ft.  
(Including stores and reduced height eaves area below 1.5m)  
Reduced height area - 18.2 sq.m. / 196 sq.ft.

External areas (Garden, balconies & front porch):  
53.7 sq.m. / 578 sq.ft.



First Floor



Second Floor

[www.ProplanUK.co.uk](http://www.ProplanUK.co.uk)

This plan is for guidance only and must  
not be relied upon as a statement of fact.

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

IMPORTANT NOTICE

These particulars are a guide given in good faith and are believed to be correct at the time of printing. Aston Chase give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Aston Chase has authority to make or give any representation or warranty in relation to this property.