

ASTONCHASE

astonchase.com

69-71 PARK ROAD
LONDON NW1 6XU
020 7724 4724



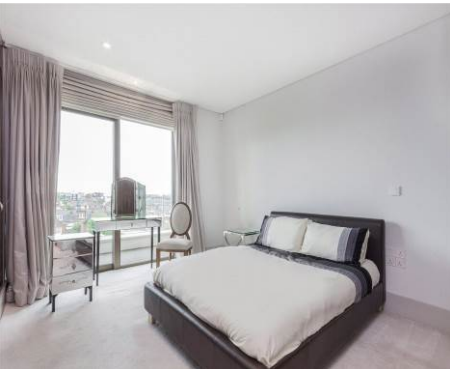
EMBASSY COURT
ST JOHN'S WOOD, NW8 9SX

£1,350 PER WEEK
SUBJECT TO CONTRACT
+Additional Administration
Fees

SOLE AGENT

An exceptional two bedroom apartment situated in this recently constructed landmark building. Providing excellent entertaining space and the apartment additionally benefits from secure underground parking for one car.

Designed by Piers Gough of CZWG Architects, Embassy Court benefits from an exclusive round the clock concierge service run by Harrods Estates, beautifully landscaped communal gardens and is excellently situated close to all the amenities of both Regent's Park and St John's Wood High Street, including St John's Wood Underground Station (Jubilee Line).



ACCOMMODATION

- Principal Bedroom (With En-Suite Bathroom)
- Double Bedroom
- Family Bathroom
- Reception Room
- Fully Fitted Open Plan Kitchen
- Guest Cloakroom

AMENITIES

- Secure Underground Parking for 1 Car
- 24 Hour Concierge Service
- Communal Gardens
- Balcony
- Lift

COUNCIL TAX	Westminster (Band H)
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EPC RATING:	B
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ADDITIONAL ADMINISTRATION FEES

- Tenancy Agreement Fee per property = £210.
 - Reference Fee per tenant = £35.
 - Renewal after fixed term per property = £90.
- Please note that these prices include VAT

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.

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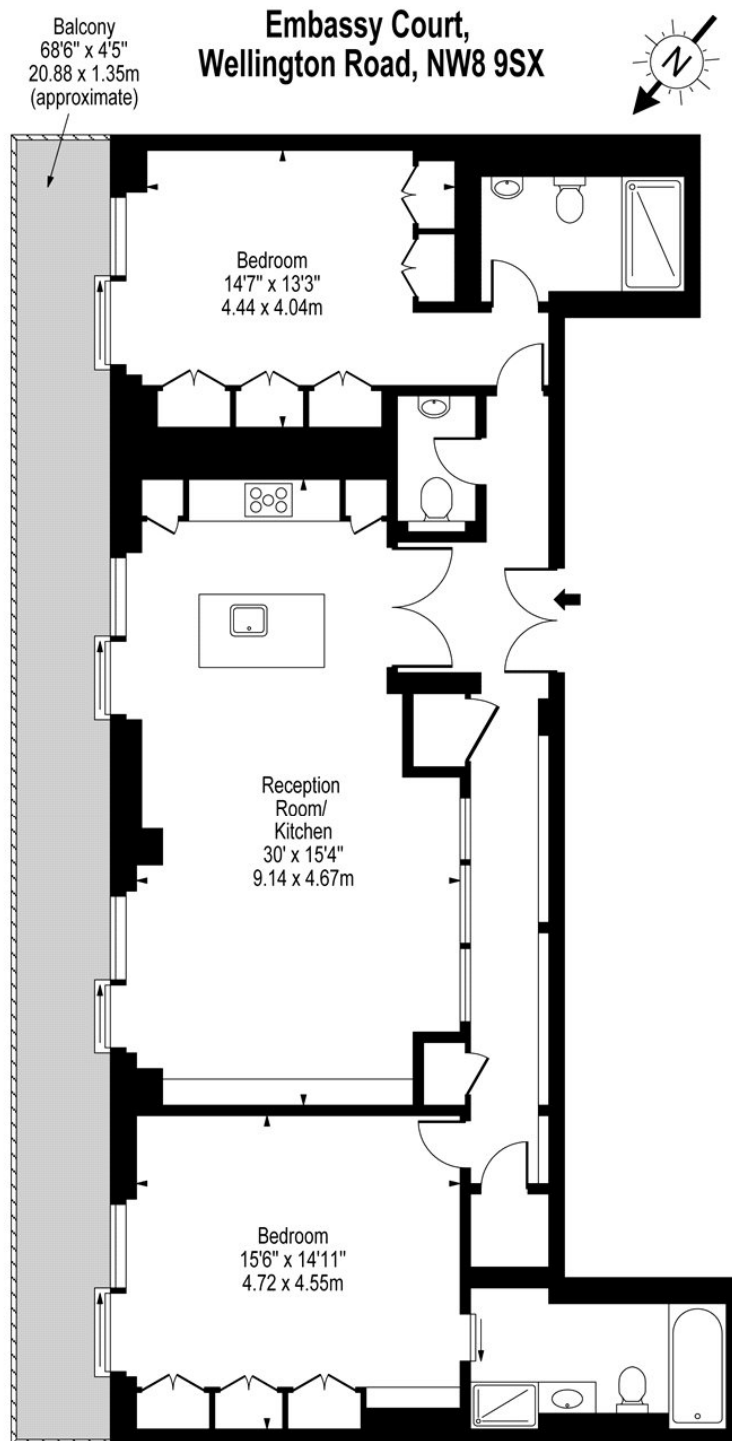
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Sixth Floor

Approx Gross Internal Area **1300 Sq Ft - 120.77 Sq M**

For Illustration Purposes Only - Not To Scale
www.goldens.co.uk
Ref. No. 001915