

ASTONCHASE

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



LOUDOUN ROAD
ST JOHN'S WOOD
LONDON, NW8

£3,250 PER WEEK
SUBJECT TO CONTRACT

SOLE AGENT

A beautifully presented six bedroom, four bathroom family home (286 sq m/3,080 sq ft), which was subject to an exacting renovation programme and offers excellent entertainment space with a double reception room, modern fully fitted eat-in kitchen, study, excellent built in storage throughout and guest wc. This house further benefits from having off street parking for one car, a Poggenpohl Kitchen with Gaggenau appliances and a fantastic spiral wine cellar with a 1000 bottle capacity, plus patio garden to the rear.

Loudoun Road is conveniently situated for all the shops, restaurants and transport facilities of St Johns Wood (Jubilee Line Tube) and walking distance to the American School in London (ASL) and Regents Park.



ACCOMMODATION

- Principal Bedroom with En-Suite Bathroom and Dressing room
- Five Further Bedrooms (One with En-Suite Bathroom)
- Family Bathroom
- Family Shower Room
- Reception Room
- Family Room
- Study
- Kitchen/Breakfast Room
- Dining Room

AMENITIES

- Patio Garden
- Off Street Parking for One Car

COUNCIL TAX	Camden (Band H)
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EPC RATING:	C
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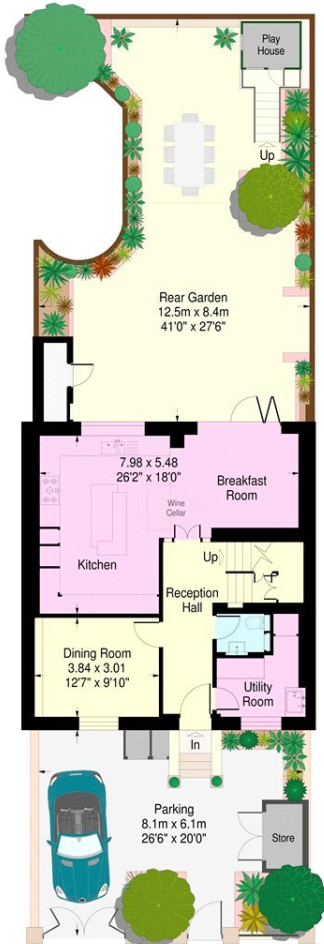
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IMPORTANT NOTICE

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.

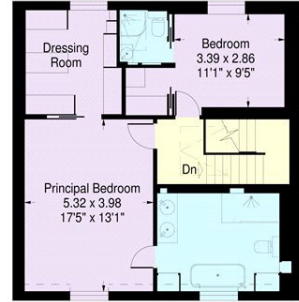


Loudoun Road, London NW8

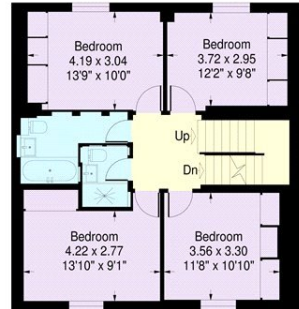
Approximate Gross Internal Area:
286.1 sq.m. / 3080 sq.ft.
(including Cellar and reduced height area,
below 1.5m - denoted with dashed line)
Cellar - 2.7 sq.m. / 29 sq.ft.
Reduced height area - 1.3 sq.m. / 14 sq.ft.



First Floor



Third Floor



Second Floor

APPROX. SCALE
0 1 2 3 4 5 10Ft
0 1 2 3M

Floor Plans produced by
Pro plan
01491 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.

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			
		70	75

England, Scotland & Wales EU Directive 2002/91/EC



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