

St Johns Wood Road, London. NW8

£1,500 pw | £6,500 pcm Subject To Contract (fees apply)



A newly refurbished 3 bedroom apartment in this prestigious block offering a super-size reception which is open plan to the kitchen, a master bedroom with en suite bathroom, 2 further double bedrooms and 2 additional bathrooms.

There is also a balcony off the reception room. Blazer Court is a popular block and offers 24 hour Porter service and also has the benefit of lifts.

St Johns Wood Road is located a short walk from St Johns Wood High Street with its many shops and restaurants and the Tube station. It is also a short stroll from Regents Park.

Reception with open plan
kitchen

Master bedroom with en suite
bathroom

2 further double bedrooms

2 shower rooms

Balcony

Porters

Lift

McGlashans Property Services
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St. Johns Wood Road, NW8

Gross Internal Area (approx) = 153.6 sq m / 1653 sq ft (Including Void)

Balcony Area = 3.5 sq m / 38 sq ft

For identification only. Not to scale.

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Third Floor

Energy Performance Certificate



Flat 202 Blazer Court, 28a, St. Johns Wood Road, LONDON, NW8 7JY

Dwelling type:	Mid-floor flat	Reference number:	0354-2866-7221-9528-7621
Date of assessment:	26 February 2018	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	26 February 2018	Total floor area:	151 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

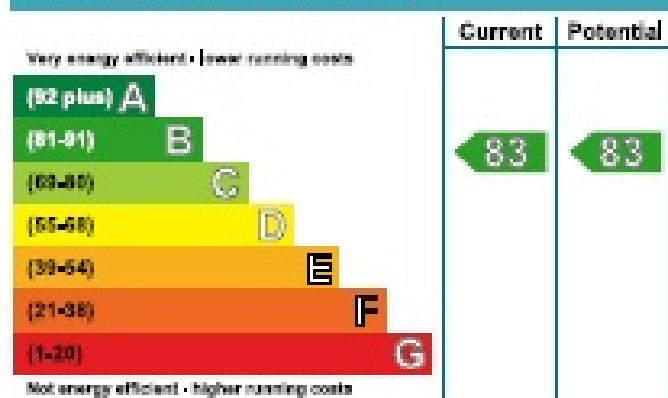
Estimated energy costs of dwelling for 3 years: £ 1,671

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 294 over 3 years	£ 294 over 3 years	Not applicable
Heating	£ 1,092 over 3 years	£ 1,092 over 3 years	
Hot Water	£ 285 over 3 years	£ 285 over 3 years	
Totals	£ 1,671	£ 1,671	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.