



St Edmund's Terrace, St Johns Wood **NW8**

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# St Edmund's Terrace, St Johns Wood **NW8**

This second floor property with direct lift access is finished to the highest of specifications and comprises a principal bedroom with en suite bathroom and walk-in wardrobe, two further bedrooms, two additional bathrooms, guest WC, an open plan double reception room, dining area and kitchen.

Further benefits include ample storage space, high ceilings, full height windows, solid oak floors and Lutron lighting.

The building further benefits from underground parking, 24 hour portorage and 5 star spa and leisure facilities, including a 20m swimming pool, steam room and state of the art gym.



**Guide price:** £5,000 per week

**Furniture:** Available unfurnished

**Tenancy available from:** 28th August 2023

**Minimum length of tenancy:** 12 months

**Deposit:** Deposit: £30,000

**Local authority:** City of Westminster

**Council tax band:** H





Approx. Gross Internal Floor Area 2534 sq ft / 235 sq m



**Knight Frank**  
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We would be delighted to tell you more about this property.  
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All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks' rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT) For other fees that might apply, please ask us or visit [www.knightfrank.co.uk/tenantfees](http://www.knightfrank.co.uk/tenantfees). Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonable endeavours to update this as soon as practical.

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