



Ordnance Hill, St John's Wood NW8

 Knight
Frank

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A three bedroom house for sale in St John's Wood, NW8.

Located on the favoured east side of St John's Wood, this period terraced house measures 2,577 sq ft/239 sq m and is offered in excellent decorative condition throughout.

The home offers wonderful family living and entertainment space, including a southwest-facing family living room with an open plan kitchen/dining area with doors spanning the entire width of the room leading to a southwest-facing landscaped rear garden.



Guide price: £3,650,000

Tenure: Freehold

Local authority: City of Westminster

Council tax band: G

The property is within 0.2 miles of St John's Wood High Street and Underground Station (Jubilee Line).













This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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I would be delighted to tell you more

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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/tenantsfees. 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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Particulars dated June 2023. Photographs and videos dated June 2023.

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