



## Penfold Street, St John's Wood, NW8 £1,750 Per Month Furnished

Wow - Exceptional - Offered in excellent condition throughout, is this superb bright and spacious two bedroom apartment situated within this popular purpose built building round the corner from Church Street market. The property is situated on the ground floor and comprises a bright reception room, separate eat in kitchen, two double bedrooms and bathroom with shower. Enviably located on Penfold Street close to Marylebone station, Tadema House sits conveniently between the villages of Marylebone and Little Venice, providing an extensive array of restaurants, pubs and boutique shops. The green open spaces of Regent's Park and Hyde Park are within easy reach, along with the West End and Oxford Street. Transport links are exceptional with Edgware Road underground station (Bakerloo Line), Paddington station (Hammersmith & City, District & Circle and Bakerloo Lines) and Marylebone station (Bakerloo Line) within 0.7 miles from the property.



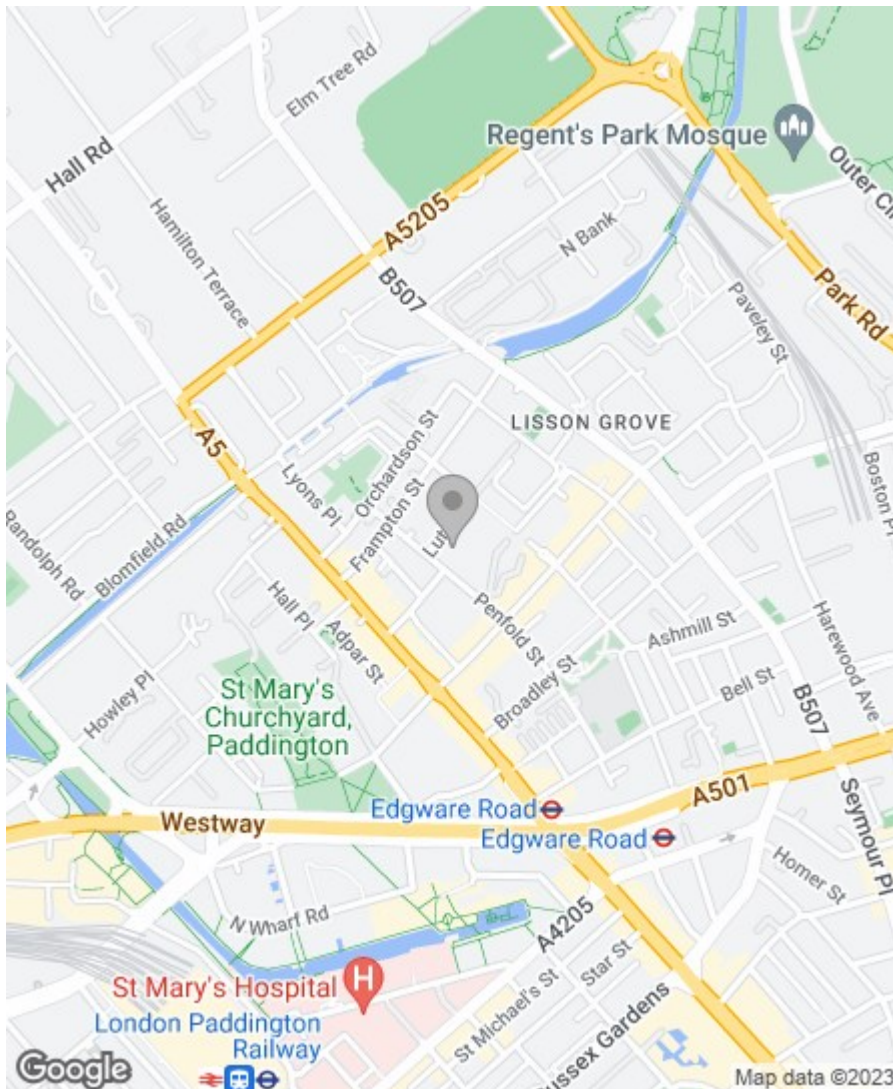
**g** | **AWAITING  
FLOOR PLAN**

## Property Overview

Location	St John's Wood, NW8
Price	£1,750 Per Month
Bedrooms	2
Bathrooms	1
Receptions	1
Council	Westminster
Tax Band	D
Furnishing	Furnished

## Key Features

- Reception Room
- Separate Kitchen
- 2 Double Bedrooms
- Bathroom
- Wooden Floors
- Bright & Spacious
- Close to Church Street Market
- Excellent Condition
- Great Location
- Close to Transport Links



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

