



Ordinance Hill, NW8
 £2,500 per week, Available 7th January, Flexible Furnishing

Anderson//Rose





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Available 7th January, flexible
furnishing

Ref PCL240029

Ordnance Hill, NW8

This is a rare opportunity to rent a fantastic family home in a superb location next to the high-street.

The house has been finished to a very high standard throughout comprising of a double reception/living room, a modern kitchen with state-of-the-art facilities and breakfast area which opens to the conservatory/dining area, with door directly onto a beautiful landscape designed garden which also has a gorgeous summer house. The top two floors are designated to your sleeping accommodation with an excellent principal bedroom suite and plenty of wardrobes, an almost

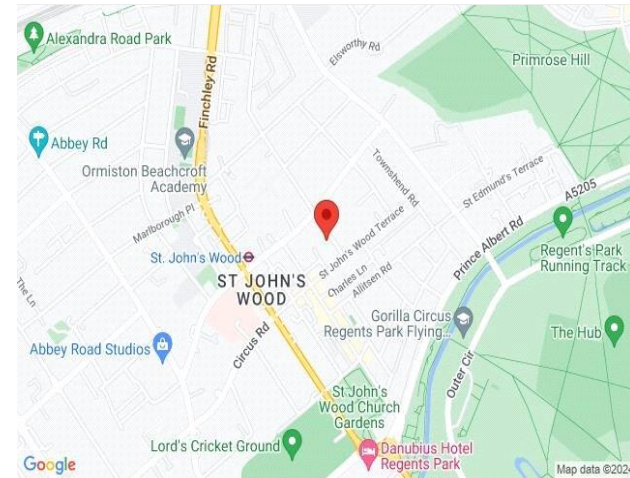
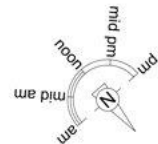
identical sized second bedroom, again with plenty of storage, a large third bedroom, family bathroom and a study which could also be used as a single bedroom. The house further benefits from a guest cloakroom and stunning front garden.

Ordnance Hill is a quiet and leafy residential street just a road away from St Johns Wood High-Street and its wide variety of world class amenities. St Johns Wood Terrace is adjacent to you, with even more coffee shops, restaurants and the ever popular and extremely delicious Panzers Deli to choose from. Both Primrose Hill and his Majesty's Open green spaces and boating lakes are just up the road, as well as the iconic Abbey Road Beatles crossing and Studios. St Johns Wood Tube (Jubilee Line) is around the corner which provides an easy commute across the capital.

Ordnance Hill, NW8
Approximate Area = 1732 sq ft / 160.9 sq m
Storage = 12 sq ft / 1.1 sq m
Total = 1744 sq ft / 162.0 sq m
Including Limited Use Area (31 sq ft / 2.9 sq m)
(Excluding Summer House)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1104142)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

