



## Lyndhurst Court

Finchley Road, St Johns Wood, NW8 6EU

**£445 Per Week**

A bright and well presented spacious studio on the FIRST floor of this popular portered building moments to St Johns Wood and Swiss Cottage tube stations, as well as good bus services on Finchley Road NW8, with the world renowned Lords' cricket ground and Regents' Park just a short walk away.

The property comprises of:- Large living area with picture window of westerly aspect, double bed (plus sofa and dining table/chairs) with ample fitted full range wardrobe. Large shower/WC.

Also benefits from wooden flooring, modern fitted kitchen and with communal heating, hot water plus Thames water bill that are included in rent. Offered furnished and available MID February for long let only.

- Studio Apartment
- First floor
- Wooden flooring
- Porter
- Heating & Hot Water inc
- DISTANCE TO LBS:
- 5 minutes on Bus
- 20 minutes Walking
- Bran New
- Storage

### Viewing

Please contact our Messila Residential Office on 020 7586 6699 if you wish to arrange a viewing appointment for this property or require further information.



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**FLOOR PLAN**

104 LYNDHURST COURT, FINCHLEY ROAD, NWS-6EU

**ROOM DESCRIPTIONS**

**ENTERED**  
The property is entered via a communal entrance hall

**FIRST FLOOR**

Shower Room  
5'4" X 8'4" (1.62m X 2.55m)

Studio room  
18'1" X 18'7"  
(5.51m X 5.66m)

APPROX GROSS INTERNAL FLOOR AREA 31,764 SQ.FT. (3,119 SQ.M)

Illustration for identification purposes only.  
measurements are approximate, not to scale.

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| Energy Efficiency Rating                                                                                                                                                                                                    |  | Current | Potential |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|-----------|
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> |  | 75      | 78        |
| <p>Not energy efficient - higher running costs</p>                                                                                                                                                                          |  |         |           |
| <p>EU Directive 2002/91/EC</p>                                                                                                                                                                                              |  |         |           |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                           |  |         |           |

  

| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                 |  | Current | Potential |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|-----------|
| <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> |  | 78      | 82        |
| <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>                                                                                                                                                                          |  |         |           |
| <p>EU Directive 2002/91/EC</p>                                                                                                                                                                                                                 |  |         |           |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                              |  |         |           |



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