



A spacious and contemporary three-bedroom, two-bathroom flat available for rent on the second floor of Balmoral Court, a luxurious purpose-built block in St. John's Wood. This property offers three double bedrooms, including one with an en-suite, a family bathroom, a separate guest WC, and a large reception room with bay windows that allow ample natural light. The modern, fully-fitted kitchen includes a washing machine, dishwasher, fridge-freezer, hob, and oven, with all areas furnished to a high standard and featuring wood flooring throughout. Additional amenities include gas central heating, air conditioning in the reception and master bedroom, secure underground parking for one car, lift access, and 24-hour portage.

Balmoral Court is ideally located just 100 meters from St. John's Wood Underground station (Jubilee Line, Zone 2) and within walking distance of local shops, cafes, and restaurants.

Balmoral Court

NW8 6DW

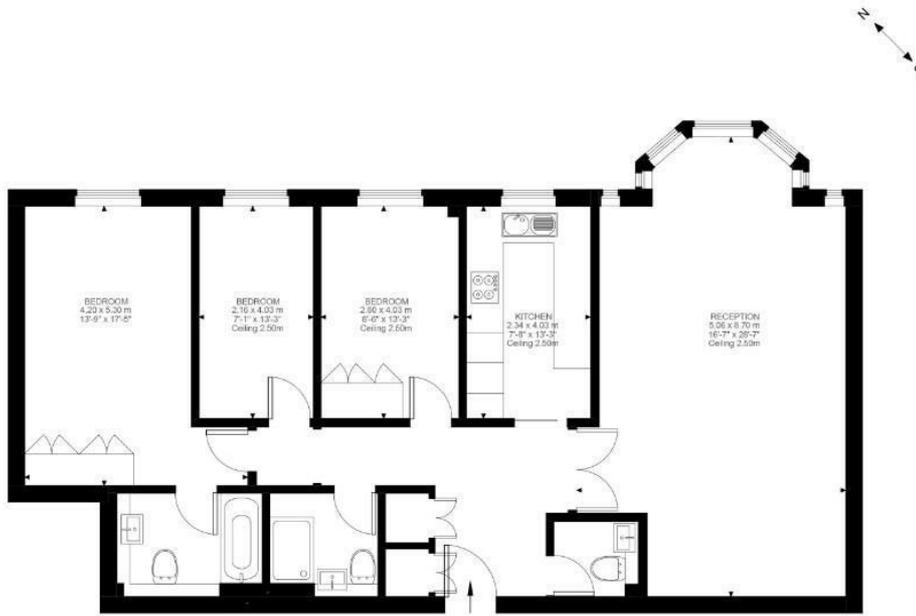
£1,425 Per Week

Subject to Contract

FOXGREGORY



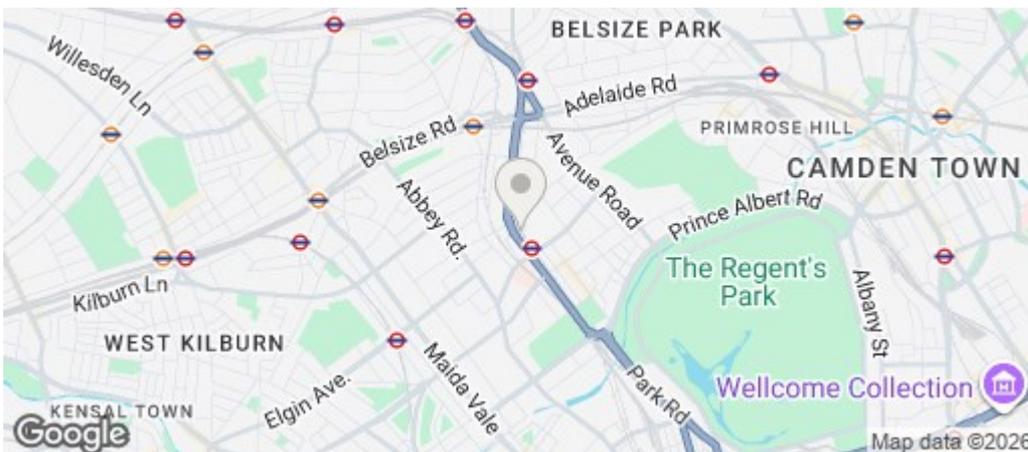
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Second Floor
1236 ft²

Queens Terrace, NW8
Approximate Gross Internal Area
114.87 SQ.M / 1236 SQ.FT

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	