





ST JAMES CLOSE, NW8 £1,100pw / £4,767pm UNFURNISHED

A beautifully presented three double bedroom flat set on the third floor of this well regarded portered block ideally situated for the open spaces of Regents Park and Primrose Hill. The flat benefits from wood flooring throughout, a double reception room with a balcony, porterage, lift and communal hot water and heating.

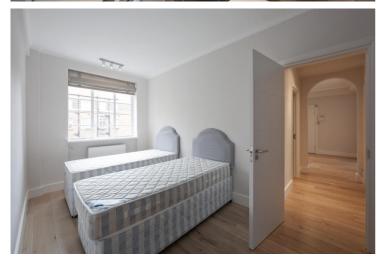
Principal Bedroom with En-Suite Shower Room | Two Further Bedrooms | Family Bathroom | Guest WC | Kitchen | Reception/Dining Room | Balcony | Communal Heating and Hot Water | Wood Flooring Throughout | Porterage | Passenger Lift



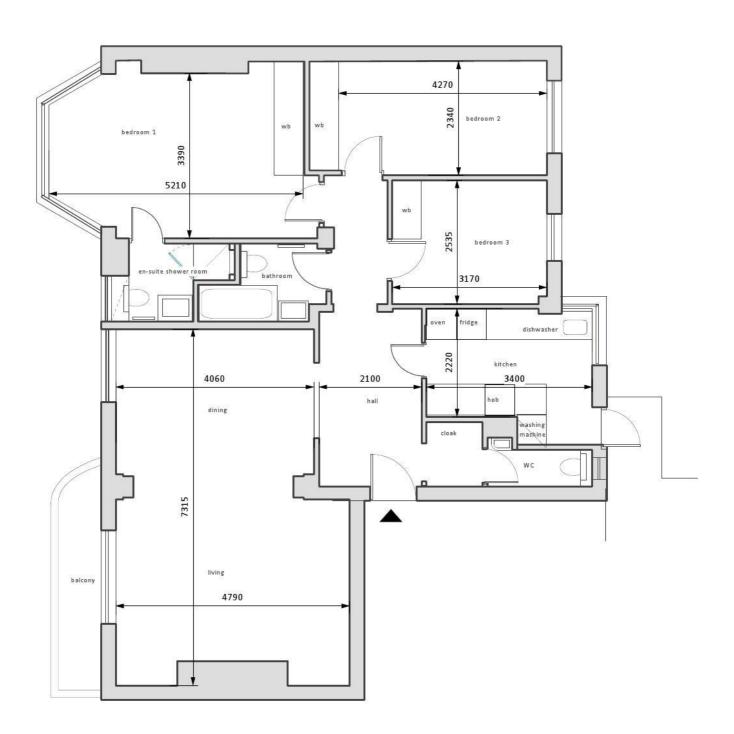












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100)		
(81-91) B		81
(69-80)	74	
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directiv 2002/91/E	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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