

# FOXGREGORY



A modern & bright Grade 2 listed family house located in the heart of St John's Wood. The house is arranged over three floors and offers bright modernised accommodation and benefits from a private garden and is within a short walk of St John's Wood High Street and Underground Station.

St John's Wood Terrace  
St John's Wood  
NW8

£2,300 pw + Tenant Fees apply.

*£250 + VAT one off admin and other charges may apply*

EPC Rating: D

Fox Gregory  
020 7586 1500  
foxgregory.co.uk

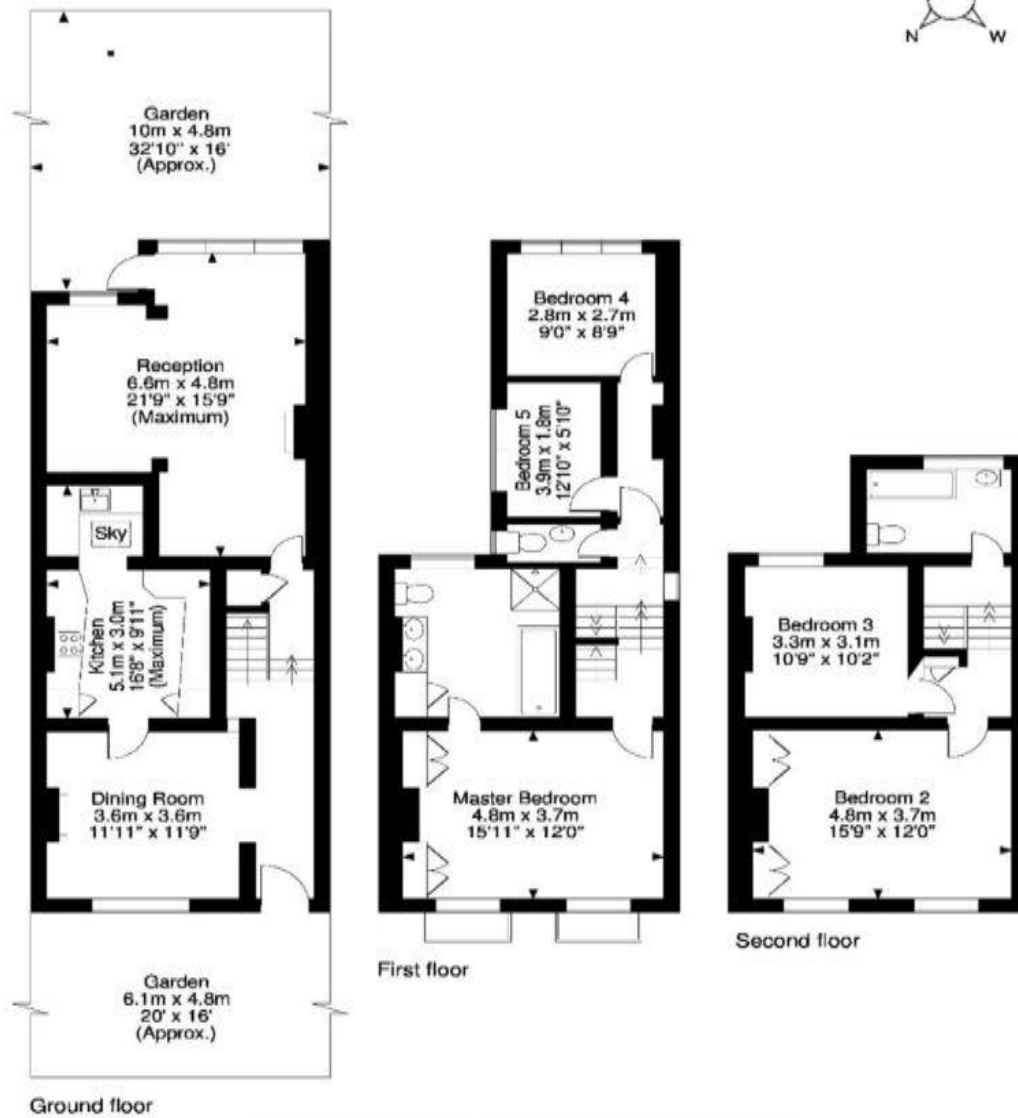
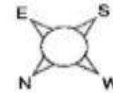
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\*Admin fee including drawing up the tenancy agreement, reference charge £250 for up to two Tenants. (Additional tenant occupant, guarantor reference where required may incur an additional fee of £50 per person). Inventory Fee charged at commencement of tenancy. This is a third party charge dependant on property size and whether Furnished/unfurnished/part furnished and the company available at the time. Deposit usually equivalent to 6 weeks rent. Though may be greater subject to mutual agreements. Pets- additional deposit required generally equivalent to two weeks rent. For more details, visit [www.foxgregory.co.uk/standard-tenant-fees](http://www.foxgregory.co.uk/standard-tenant-fees). Extension and renewal documentation at renewal £95. All fees are subject to VAT.

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**St. John's Wood Terrace, NW8**  
Approximate gross internal area  
160 sq m (1,726 sq ft)



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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St John's Wood Terrace, St John's Wood, NW8

This plan is for guidance only and must not be relied upon as a statement of fact.