



THE ESTATE COMPANY



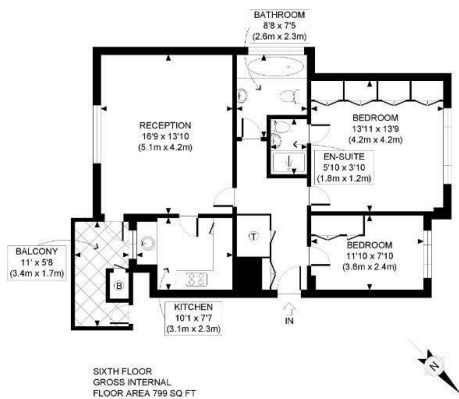
## Ambassador House, Carlton Hill, St Johns Wood, NW8 0NJ

£3,250 Per Calendar Month

- Two Bedrooms
- Underground Parking Space
- Jubilee Line - St Johns Wood
- Two Bathrooms
- Balcony
- Furnished
- 799 sq ft

22 Barkat House, 116/118 Finchley Road, London, NW3 5HT  
020 7372 5000

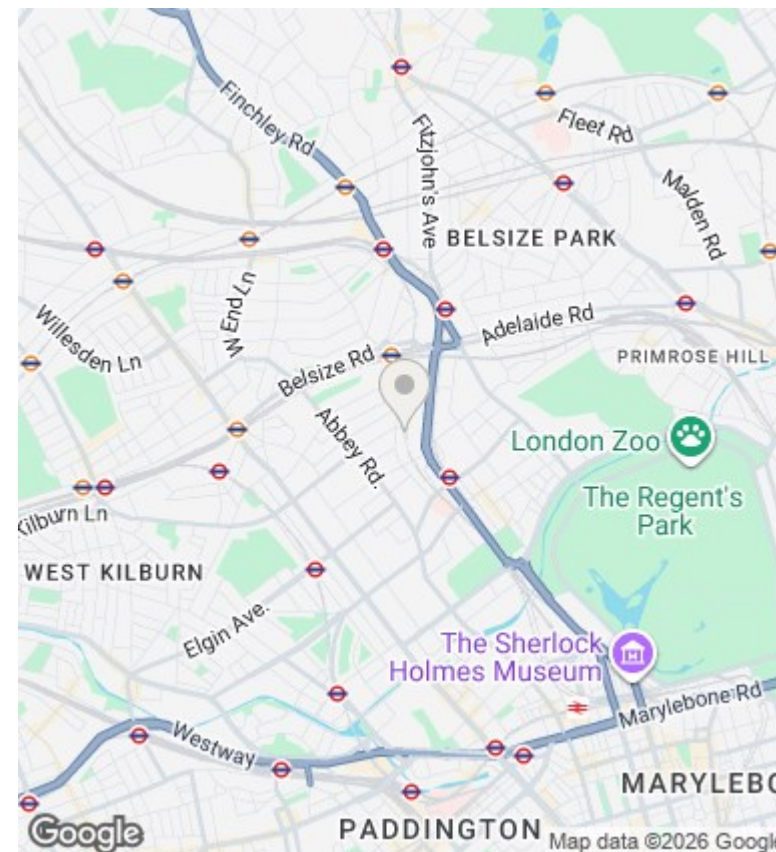
[enquiries@theestatecompany.com](mailto:enquiries@theestatecompany.com)



APPROX. GROSS INTERNAL FLOOR AREA: 799 SQ FT/ 74 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



## Directions

## Viewings

Viewings by arrangement only. Call 020 7372 5000 to make an appointment.

## Council Tax Band

B

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	