

**Camden Office**

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**WADHAM GARDENS, ST JOHN'S WOOD, NW3**  
£825 per week**Preliminary Details**

This tasteful two double bedroom, two bathroom apartment is situated on the first floor of a period conversion within easy reach of Primrose Hill's green spaces and Swiss Cottage Underground Station (Jubilee Line). The apartment is offered on an unfurnished basis and benefits from wooden flooring throughout. It comprises of a large reception room with doors to a very large, private decked terrace, an eat-in, fully fitted kitchen and two bathrooms (one en suite).

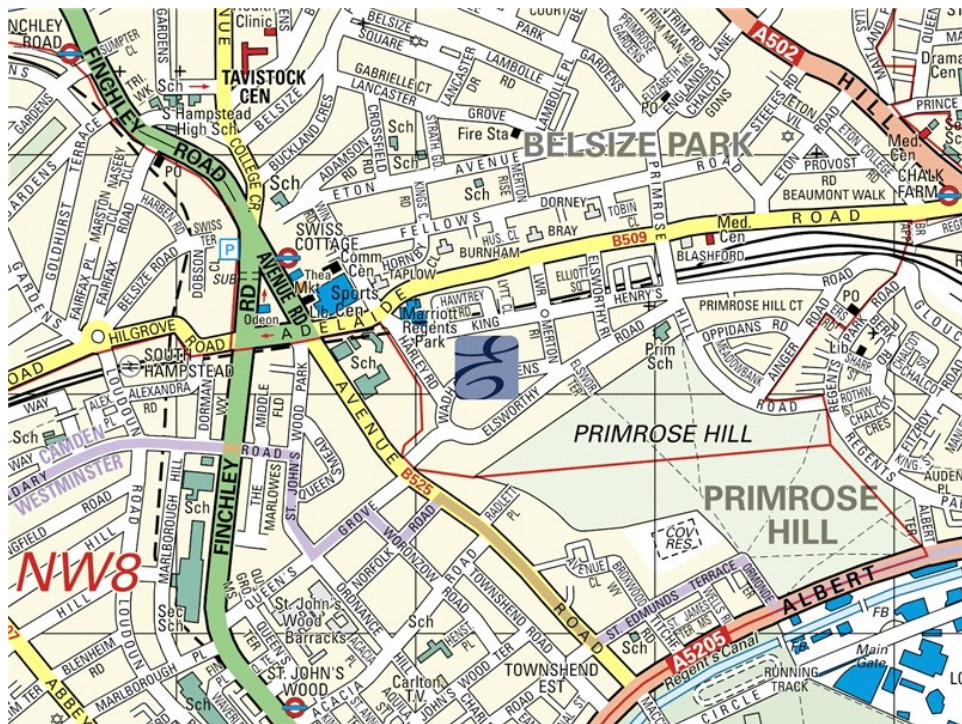
**2 Bedroom • 1 Bathroom**




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## Area Overview

St. John's Wood is a leafy, pleasant residential area north of Baker Street and is the home of many diplomats, celebrities and business executives. St. John's Wood is just far enough out of the West End to remain relatively peaceful and yet provides excellent access to the centre of London with Regent's Park just a stone's throw away.

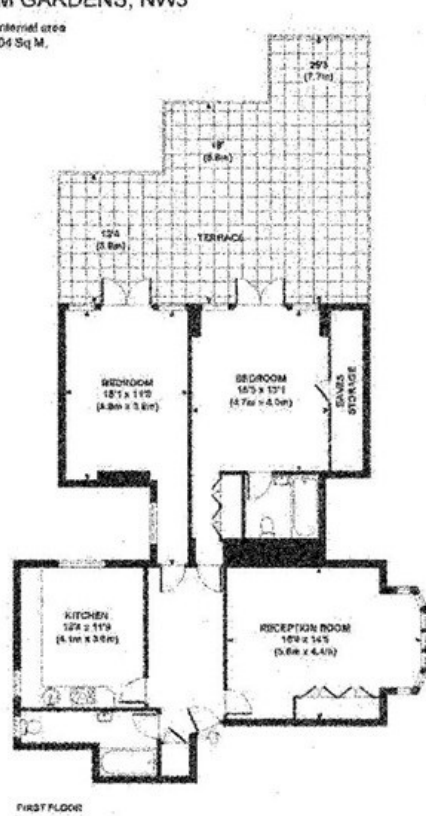




Wadham Gardens, St John's Wood  Swiss Cottage (0.4M),  South Hampstead (0.5M),  St. Johns Wood (0.5M)

## Council Tax Bands

Council	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Camden	£ 888	£ 1,035	£ 1,183	£ 1,331	£ 1,627	£ 1,923	£ 2,219	£ 2,663
Average	£ 761	£ 888	£ 1,015	£ 1,142	£ 1,396	£ 1,650	£ 1,904	£ 2,285

**WADHAM GARDENS, NW3**

 Approx. gross internal area  
 1121 Sq Ft. / 104 Sq M.


Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>80</b>	(69-80) <b>C</b>	<b>72</b>	<b>78</b>
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## PLACES OF INTEREST NEAR WADHAM GARDENS, ST JOHN'S WOOD, NW3



### Primrose Hill

Primrose Hill offers some of the most gorgeous views of Central London and is a popular spot for families and local residents to have picnics during the summer. It is located to the north side of Regent's Park.

🚶 500m (8 mins) from Wadham Gardens



### O2 centre

The O2 Centre located on Finchley Road offers the convenience of everything under one roof - a wide range of restaurants, 8 screen cinema, flagship health club and a carefully chosen selection of retail outlets.

🚶 1200m (20 mins) from Wadham Gardens



### Lords Cricket Ground

Lord's Cricket Ground has been home to cricket since 1814 and regularly hosts both test matches and one day international matches. Over one hundred Test matches have been played at Lord's, the first in 1884 when England defeated Australia by an innings and 5 runs. The ground is one of the planned venues for the 2012 Olympics.

🚶 1400m (23 mins) from Wadham Gardens



### Camden Lock

Established in 1973, Camden Lock market continues to attract some of the capitals most creative individuals. With its eclectic mix of stalls, restaurants and bars the newly refurbished market attracts visitors from all over the world.

🚶 1500m (25 mins) from Wadham Gardens



### Regents Canal

Part of the Grand Union Canal, the Regents Canal starts at Little Venice and ends at the Limehouse Basin, in the Docklands. As one of the capitals best kept secrets, the canal, which was formed in 1812, passes some of the most popular attractions, such as London Zoo and the bustling Camden market.

🚶 1500m (25 mins) from Wadham Gardens



### Camden Market

In 1974 a weekly craft market was set up, from which Camden Lock has grown and grown. The Camden Markets, including the Stables Market, Inverness Street Market and the Camden Lock, attract nearly 100,000 people every weekend, making it the fourth most popular tourist attraction in London

🚶 1500m (25 mins) from Wadham Gardens