

Quality homes for discerning people

[10 Langford Court, Langford Place, Abbey Road, St John's Wood, NW8 9DN](#)

1 Double Bed Ground Floor flat in premier portered mansion block moments from St. John's Wood High Street. Rent includes central heating, hot water and WiFi.

Features:

A fully equipped, compact 1 bedroom apartment in the heart of St John's Wood. The rent includes hot water, central heating and WiFi.

Fully equipped kitchen with dishwasher, washer-dryer and microwave

Lounge/ Diner with deluxe leather sofa bed and 6 person dining table

Recently refitted luxury bedroom with wardrobes and extensive storage space

Wood Flooring throughout

Fully furnished

Ideal for a single person or a couple

Less than 1 mile from LBS. Next to bus stop and 3 min walk to St. John's Wood underground station

Available from early July 2025 for 12 months

Council Tax band C

Rent £458 per week/ £1,985 per calendar month (including hot water, heating & WiFi)

Deposit £2,290 (5 weeks)

A 3d tour of the property can be seen at: <https://players.cupix.com/p/hiYXk8ls>

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Capital House, 114-115 Tottenham Court Road, London, W1T 5AH
Freephone: 0800 083 9374 Email: info@luxurydigs.co.uk

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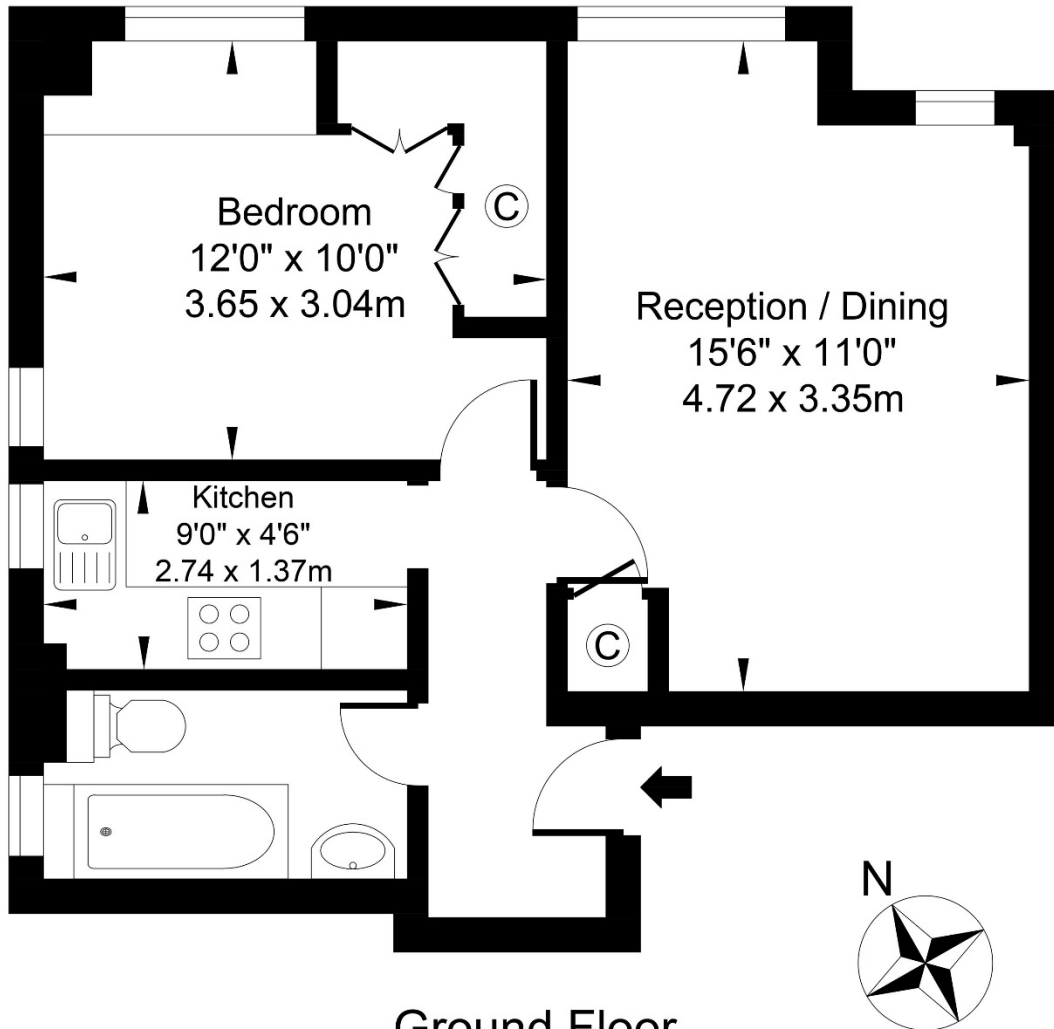
Please contact info@luxurydigs.co.uk for further details

<https://luxurydigs.co.uk/listing/1-bed-flat-st-johns-wood-london-nw8-langford-court-pw/>

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Langford Ct, 22 Abbey Rd, NW8 9DN

Approx. Gross Internal Area 416.77 Sq Ft - 38.72 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2017"

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Energy Performance Certificate



Flat 10 Langford Court, 22, Abbey Road, LONDON, NW8 9DN

Dwelling type: Ground-floor flat Reference number: 8861-6128-6740-1880-1922
 Date of assessment: 20 August 2019 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 23 September 2019 Total floor area: 39 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

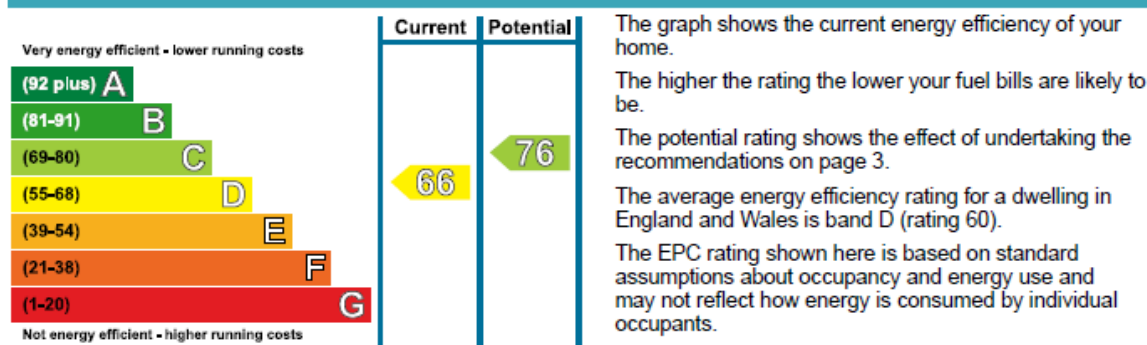
Estimated energy costs of dwelling for 3 years:	£ 1,383
Over 3 years you could save	£ 402

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 99 over 3 years	£ 99 over 3 years	
Heating	£ 990 over 3 years	£ 588 over 3 years	
Hot Water	£ 294 over 3 years	£ 294 over 3 years	
Totals	£ 1,383	£ 981	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 273
2 Floor insulation (suspended floor)	£800 - £1,200	£ 129

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.