



Alexandra Road, St Johns Wood. NW8

£375,000

Share of Freehold

A bright and spacious own entrance studio measuring approximately 429 sq. ft (39.9 sq. m) which has been recently renovated throughout by the current owner, with access directly off the reception to a fabulous, South facing, 31 ft, private garden. The spacious reception has a double wall bed, whilst the flat itself, completely rejuvenated to a lovely specification, has oak wood flooring, new double glazing, white stylish kitchen, and shower room and a nicely tended garden. EPC rating Band - C. Tenure: Share of Freehold (Underlying Lease – 197 years remaining (expires 2221). Council tax Band - B £683.50 p/a year ending March 2023. Service charge demand for 2023 - £1114.66 (£557.33 half yearly). Service charge % obligation shared equally between the 11 flats in the building (approx. 9%). The apartment is perfectly placed for three transport links: Swiss Cottage Jubilee Line, South Hampstead Overground, and St John's Wood tube station. The property is a perfect buy to let investment/ pied a terre or first-time purchaser's proposition. Ultrafast broadband available through G Network, Open Reach and Virgin Media. Ofcom likely mobile coverage through EE, Three, O2 and Vodafone. Accessibility: Several steps down inside the flat entrance and steps up to the rear private garden. Resident parking permit provided by Camden at an annual cost.



Beautiful south facing 31 ft private garden

Share of Freehold (Underlying lease 197 years unexpired)

Own entrance, stylishly refurbished studio apartment

Perfectly located for three transport links - Swiss Cottage, South Hampstead overground and St John's Wood

Approximate total internal area:

427 sq. ft (39.9 sqm)

Garden: 31'10 x 16'5 (9.70 x 5.00m)

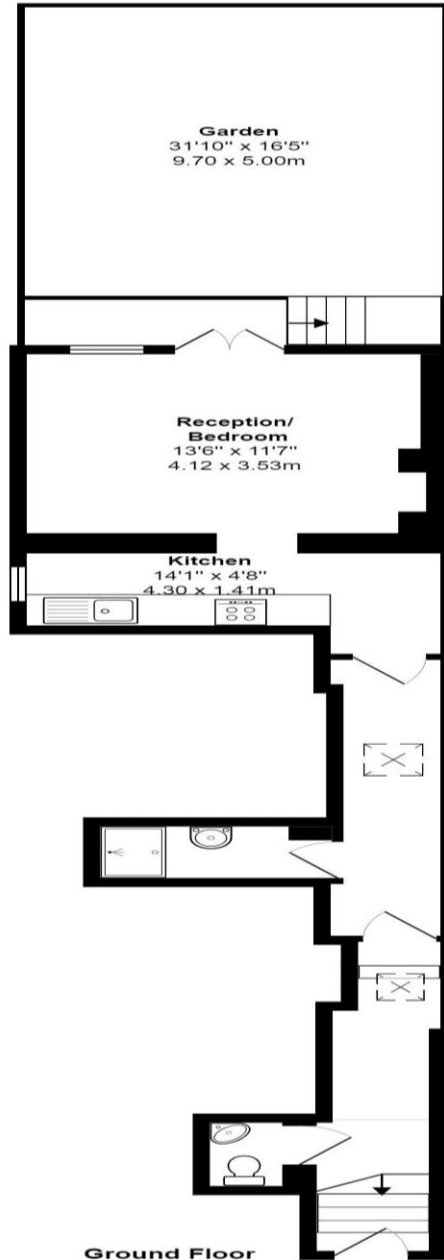
Reception/ sleeping: 13'6 x 11'7 (4.12 x 3.53m)

Kitchen: 14'1 x 4'8 (4.30 x 1.41m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Total Area: 429 ft² ... 39.9 m²

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