



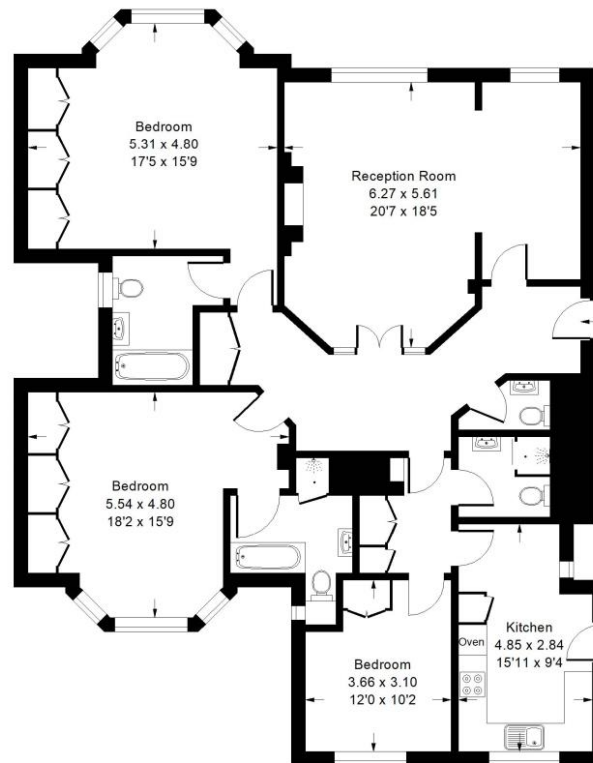
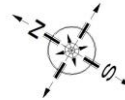
Wellington Road, **LONDON NW8**



£2,195,000 LEASEHOLD Sole Agent

Wellington Court, NW8

Approx. Gross Internal Area
146.5 sq m / 1577 sq ft



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.

Property Features

- High ceilings
- Separate kitchen

Other Information

- Long Lease 141 Years
- Council Tax Band G
- Ground Rent TBC
- Service Charge TBC
- EPC Rating D

Rental Investment

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A beautiful three double bedroom apartment in this period mansion development, benefitting from a large through lounge, fully equipped kitchen, three bathrooms, two of which are ensuite, a guest cloakroom, communal hot water and heating and a concierge. Wellington Court is conveniently located opposite St. John's Wood tube station.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

In accordance with the Property Misdescription Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the service, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

CENTRAL LONDON OFFICE

T: 020 7563 7365

A: 114 Finchley Road, London NW3 5HT

E: sales@redacstrattons.com

