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# Charles Lane, St. John's Wood Terrace, London, NW8

Asking Price £550,000



## Public Notice

Address: Flat 12 Eagle House, 2A, Charles Lane, London, NW8 7SB

We are acting in the sale of the above property and have received an offer of £575,000.

Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract and no further offers will be accepted while under this status.

Date of Notice: 15/01/2026

The residence spans approximately 1,000 sq. ft. including three bedrooms (two doubles, and a single), two full bathrooms, a West-facing reception room, and a separate kitchen. Also benefitting from built-in storage throughout. The property is "sold as seen".

The property is sold chain free, as a leasehold.

Perfectly positioned within one of St John's Wood's most sought-after neighbourhoods, this outstanding home is just an 1-minute walk from St John's Wood Underground Station (Jubilee Line), 5 minutes from South Hampstead Overground, and moments from the excellent transport links and amenities of Finchley Road.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777

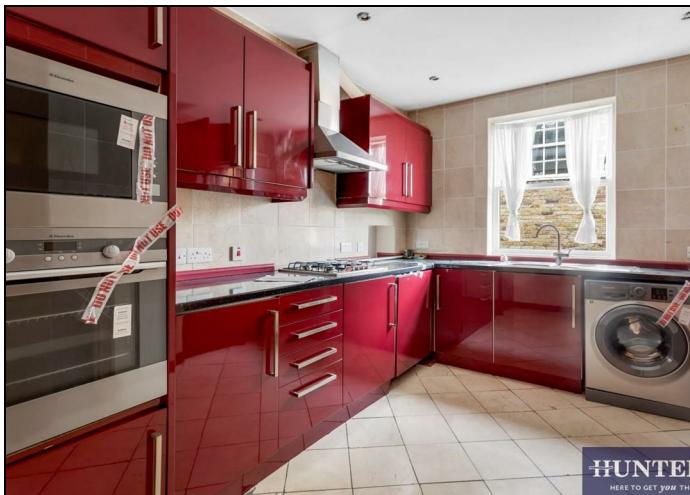
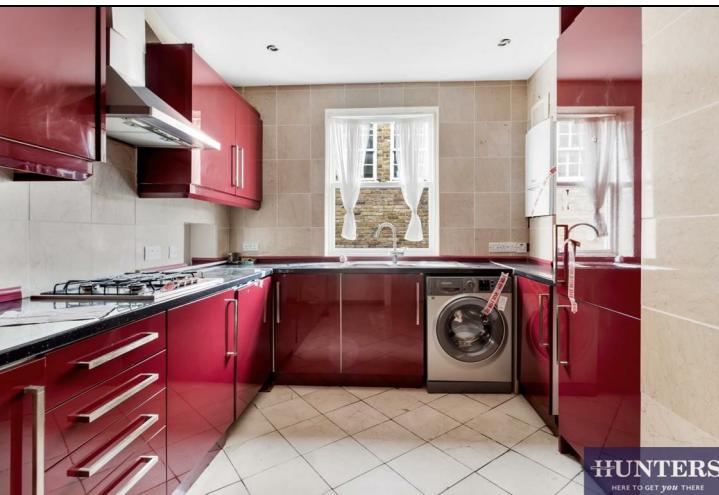
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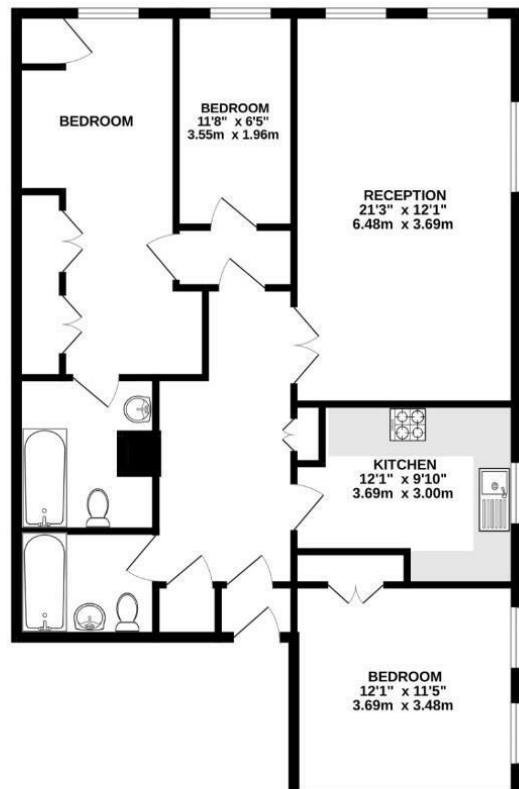
## KEY FEATURES

- Three bedroom Second Floor Apartment
- Over 1,000 sq.ft. of internal living space
  - Desirable neighbourhood
  - Sold chain-free
  - Boasting with natural light
  - Sold as seen
- Across the street from St John's Wood Underground Station



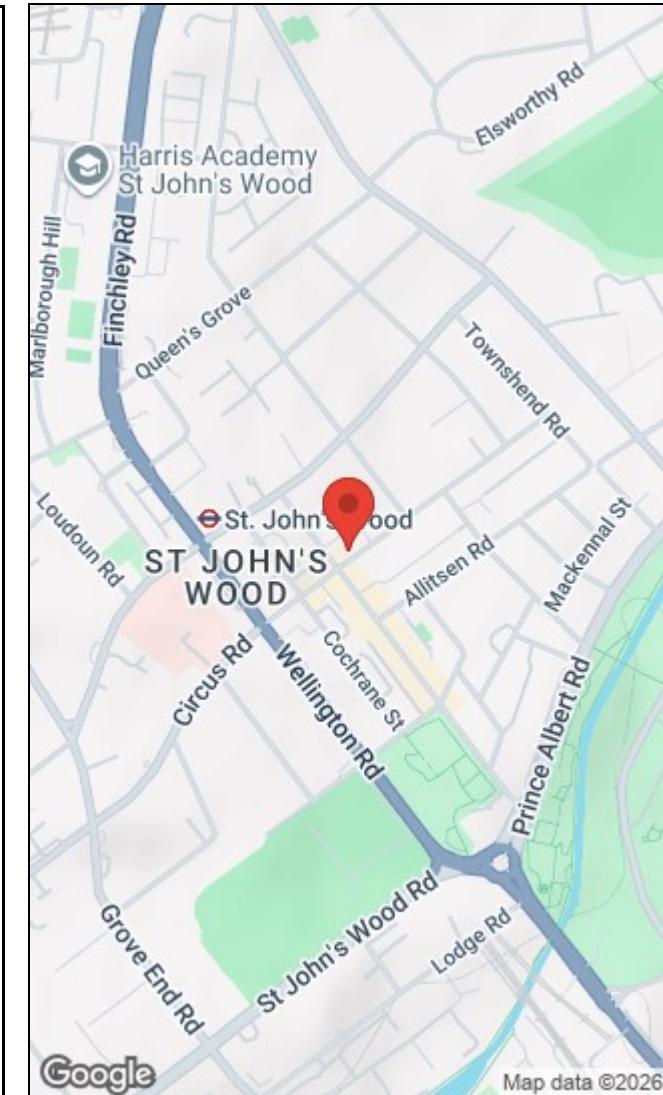


SECOND FLOOR  
1023 sq.ft. (95.0 sq.m.) approx.



TOTAL FLOOR AREA: 1023 sq.ft. (95.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplan is for guidance only and is not to scale. It is not intended for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metricon 2002.



Google

Map data ©2026

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	83	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
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(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	78	

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