



FLAT 65, ST. JOHNS COURT FINCHLEY ROAD

LONDON, NW3 6LE

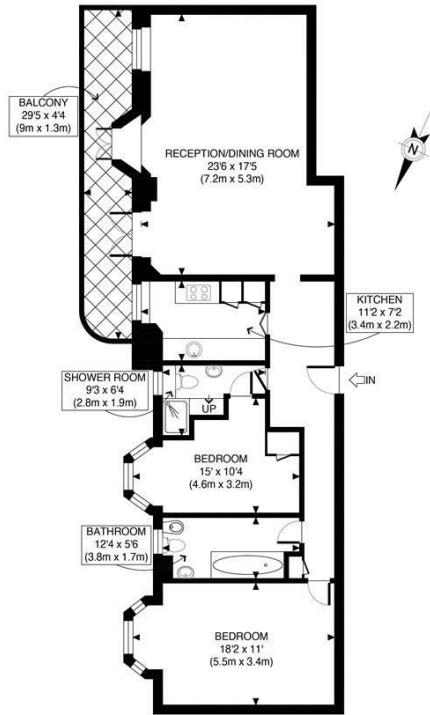
£780,000
LEASEHOLD

Welcome to this charming property located on Finchley Road in the heart of London. This delightful flat boasts a generous 1,076 sq ft of living space, offering a perfect blend of comfort and style.

Upon entering, you are greeted by a welcoming reception room, ideal for entertaining guests or simply relaxing after a long day. The property features two cosy bedrooms, providing a peaceful retreat for a good night's sleep. With two bathrooms, convenience is at your fingertips, ensuring no more morning queues.

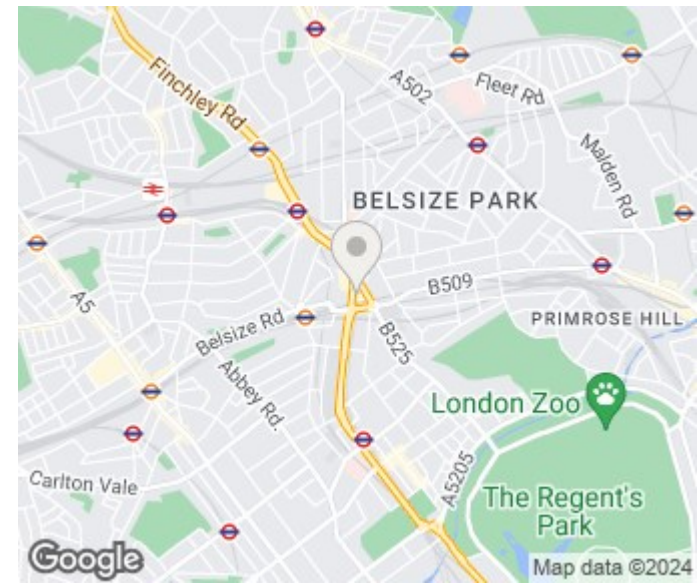
One of the highlights of this property is the lovely balcony, where you can enjoy your morning coffee or unwind with a glass of wine while taking in the views of the bustling city below. The flat's spacious layout allows for plenty of natural light to flood in, creating a bright and airy atmosphere throughout.

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FOURTH FLOOR
 GROSS INTERNAL
 FLOOR AREA 1021 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1021 SQ FT / 95 SQM Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	St Johns Court <small>DATE: 03/05/24</small>
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	81
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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