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ST JOHNS COURT  
FINCHLEY ROAD  
LONDON  
NW3 6LE

LEASEHOLD

**ASKING PRICE** £475,000  
SUBJECT TO CONTRACT

"We are delighted to present this unique duplex apartment, exclusively available through our agency, spanning the 4th and 5th floors of a beloved Art Deco building. The property benefits from communal heating and hot water facilities, passenger lifts and portage services.

Positioned on the quieter rear side of the block, the apartment offers stunning west-facing skyline views. Although it requires some cosmetic updating, the potential is immense. The layout features a reception room and separate kitchen on the lower floor, while a spacious bedroom and bathroom are situated on the upper floor, providing a well-balanced living space.

Conveniently located adjacent to Finchley Road Tube Station, the property enjoys easy access to superb local amenities on the doorstep.





## FEATURES

- 4th & 5th Duplex
- Communal CH & CHW
- Passenger lifts & Portorage
- Adjacent to Finchley Road Tube

VIDEO TOUR:

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SERVICE CHARGE: £

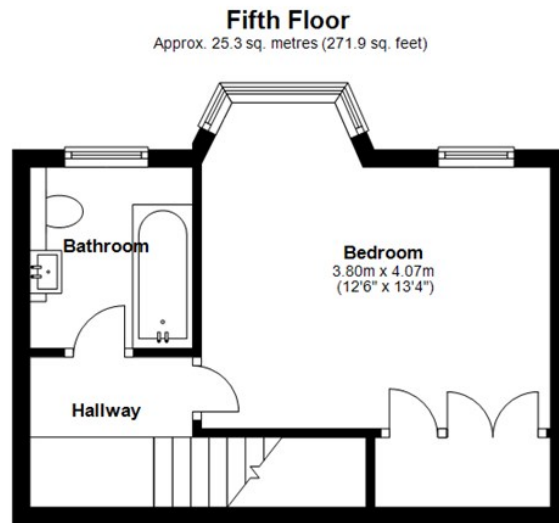
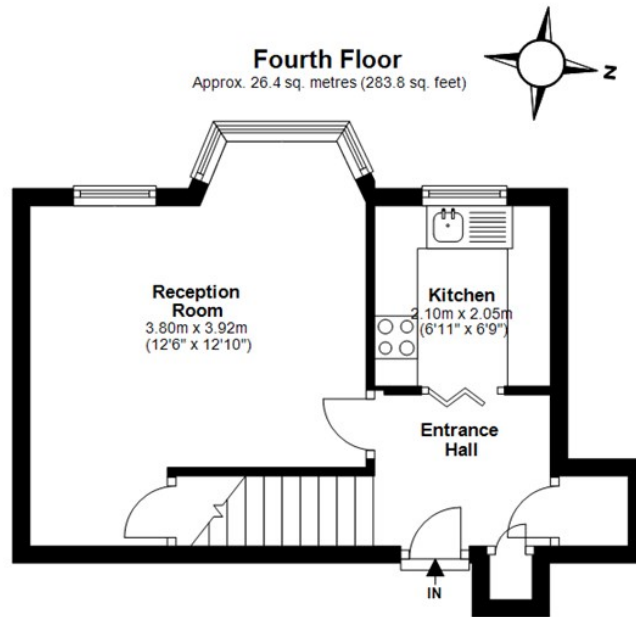
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TENURE: Leasehold

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COUNCIL TAX: D

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Total area: approx. 51.6 sq. metres (555.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



#### IMPORTANT NOTICE

Whilst every attempt has been made to ensure the accuracy of these details and floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans and details are for representation only as defined by RICS code of measuring practice and should be used as such by any prospective purchaser.

Not to scale. Copyright: RHW Estates