

112 FINCHLEY ROAD  
LONDON NW3 5HT  
INFO@RHWESTATES.CO.UK  
020 7431 7121

WWW.RHWESTATES.CO.UK



ST JOHNS COURT  
FINCHLEY ROAD  
LONDON  
NW3 6LE

A superb 3 bedroom apartment set on the 4th floor of this popular 1930's purpose-built block, Ideally located adjacent to Finchley Road underground.

Reception room Master bedroom with access to wrap-around balcony two further bedrooms, Fitted kitchen, bathroom/WC and guest WC. Passenger lift, portorage and communal heating with hot water.

LEASEHOLD

**ASKING PRICE** £675,000

SUBJECT TO CONTRACT



## FEATURES

VIDEO TOUR:

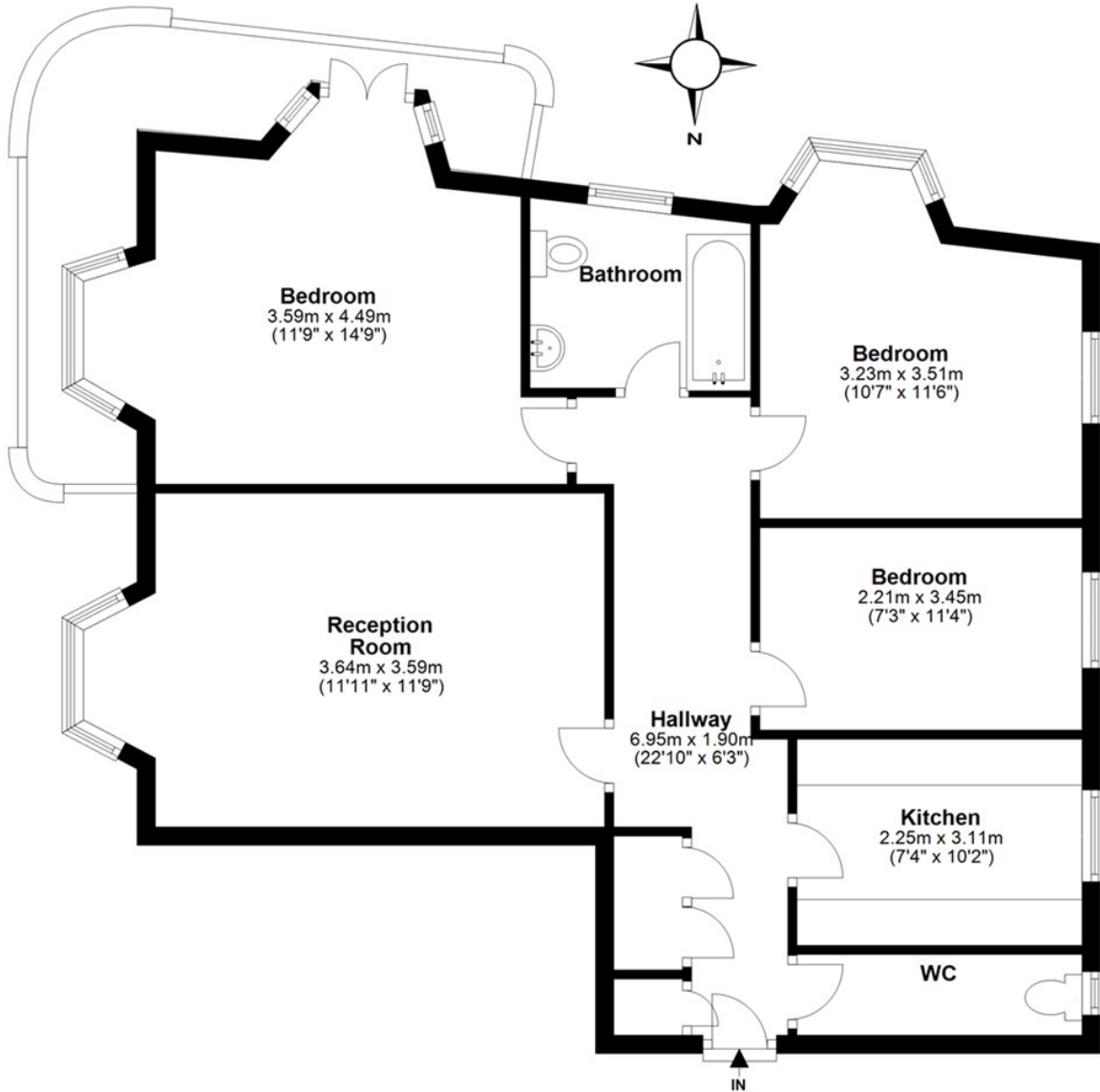
SERVICE CHARGE: £

TENURE: Leasehold

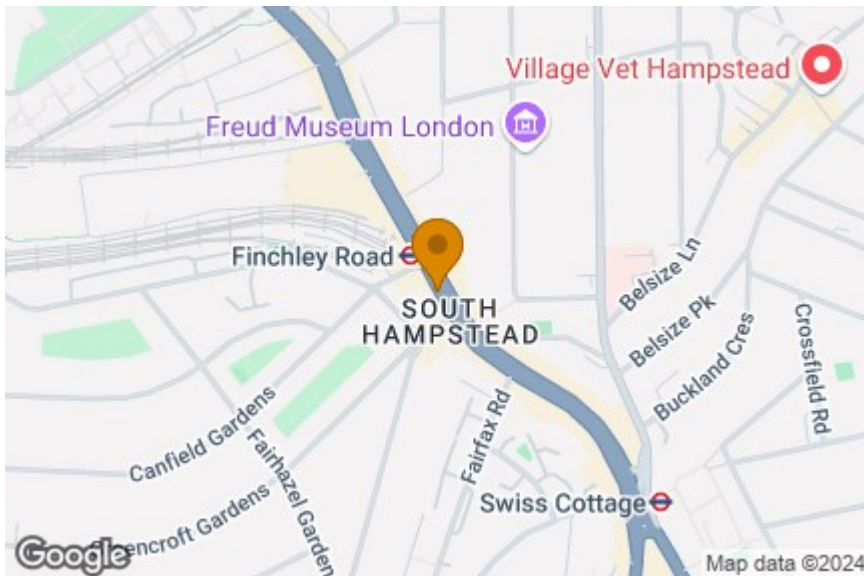
COUNCIL TAX: E

### Fourth Floor

Approx. 84.1 sq. metres (905.4 sq. feet)



Total area: approx. 84.1 sq. metres (905.4 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 78                      | 83        |
| (69-80) <b>C</b>                            |                         |           |
| (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.  
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