



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

PRICE: £405,000

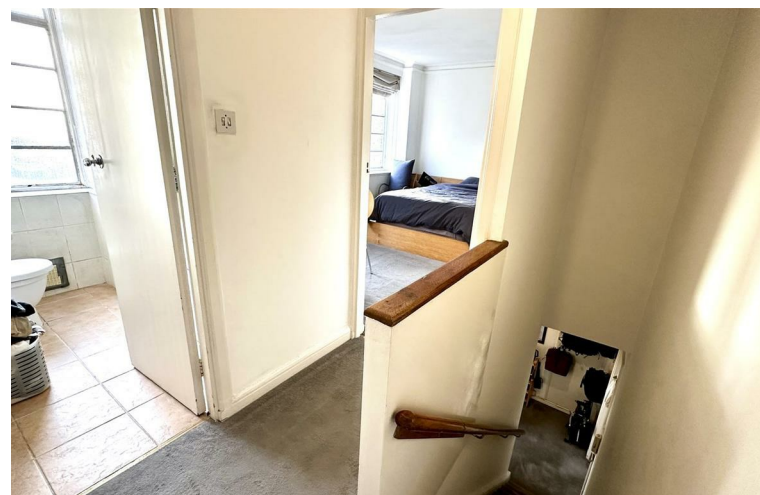
NULL

Being Sold via Secure Sale. Terms & Conditions apply.
Starting Offers £405,000

We are delighted to present this unique duplex apartment, spanning the 4th and 5th floors of a well regarded Art Deco building. The property benefits from communal heating and hot water facilities, passenger lifts and portage services. Conveniently located adjacent to Finchley Road Tube Station, the property enjoys easy access to superb local amenities on the doorstep.

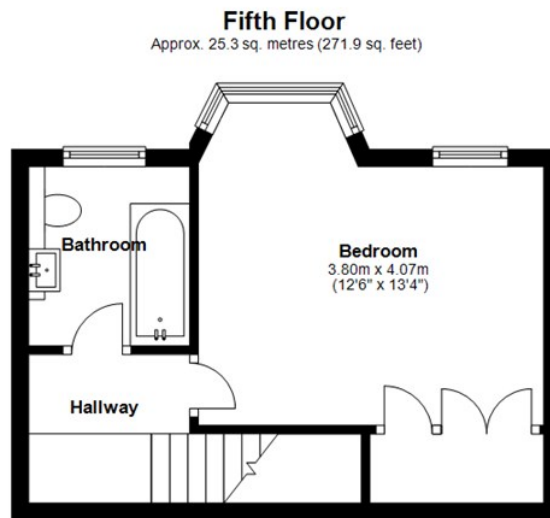
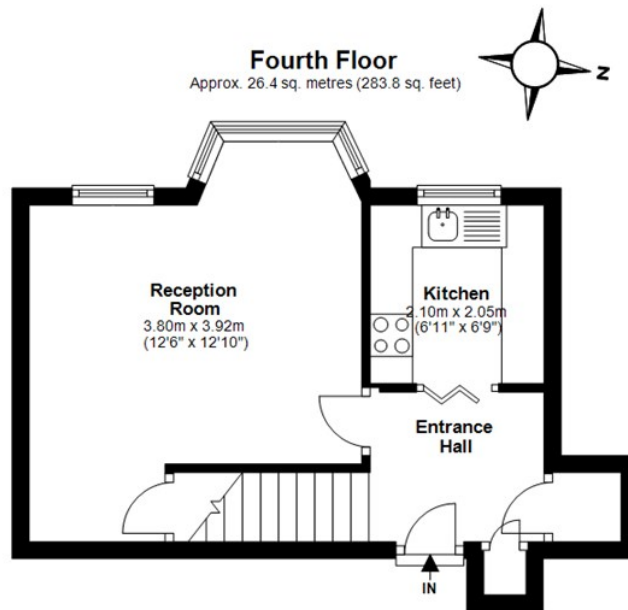
Positioned on the quieter rear side of the block, the apartment offers stunning west-facing skyline views. It requires some cosmetic updating with great potential. The layout features a reception room and separate kitchen on the lower floor, while a spacious bedroom and bathroom are situated on the upper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

This property will be legally prepared, enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.




FEATURES:

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



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	73
(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	

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 misstatement. 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 tenant. Not to scale. Copyright: RHW Estates

