

Ormonde Terrace, St John's Wood NW8



Ormonde Terrace, St John's Wood **NW8**

Impressive two bedroomed apartment with tree top views over Primrose Hill.

Benefiting from unrestricted views of the stunning open spaces of Primrose Hill, this fantastic property features well presented, naturally bright living in a superb location.

The property is arranged over two floors; on the third floor is the entrance and the two bedrooms. Both bedrooms are of a generous size with fitted wardrobes (one has access to a private balcony), and there is also a smart shower room and guest cloakroom.



Asking price: £1,750,000

Tenure: Share of freehold plus leasehold, approximately 962 years remaining

Service charge: circa £10,000 per annum*

Ground rent: £1 per annum*

Local authority: City of Westminster

Council tax band: F



Up the contemporary wooden stairs to the fourth floor living space, an impressive open plan room filled with natural light and full width sliding doors to the terrace.

The tree top views from here overlook Primrose Hill and the City. At the rear of this room is the fitted kitchen with ample countertop space and integrated appliances.

Ormonde Terrace is a well presented residential building with a porter.

*Please note that we have been unable to confirm the next review dates for the service charge/ground rent. You should ensure that you or your advisors make your own inquiries.





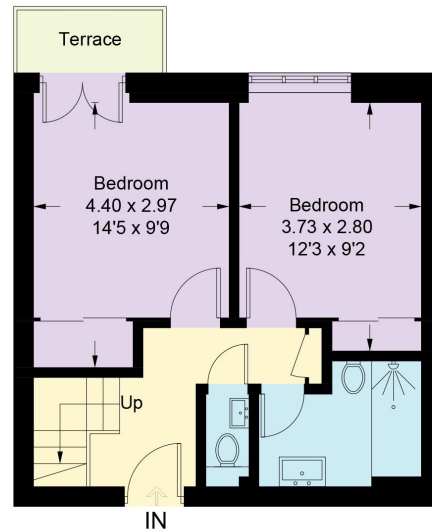
Ormond Terrace is within walking distance to Primrose Hill, Regent's Park, and the amenities of St John's Wood High Street in addition to St John's Wood Underground Station (Jubilee Line).





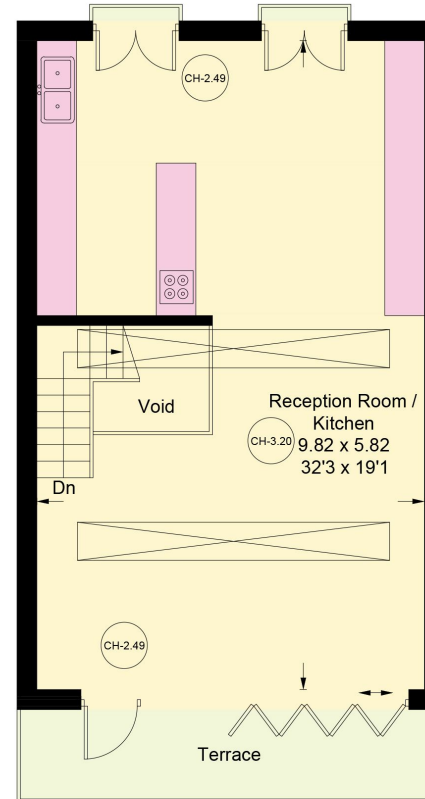
Ormonde Terrace

Approximate Gross Internal Area = 91.3 sq m / 983 sq ft (Excluding Void)



Third Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Fourth Floor

Knight Frank
St John's Wood
 5-7 Wellington Pl
 London
 NW8 7PB
knightfrank.co.uk

I would be delighted to tell you more
Tim Perks
 +44 20 7871 5065
tim.perks@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
 Particulars dated November 2023. Photographs and videos dated November 2023.
 All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.