

# Fisherton Street, St John's Wood NW8

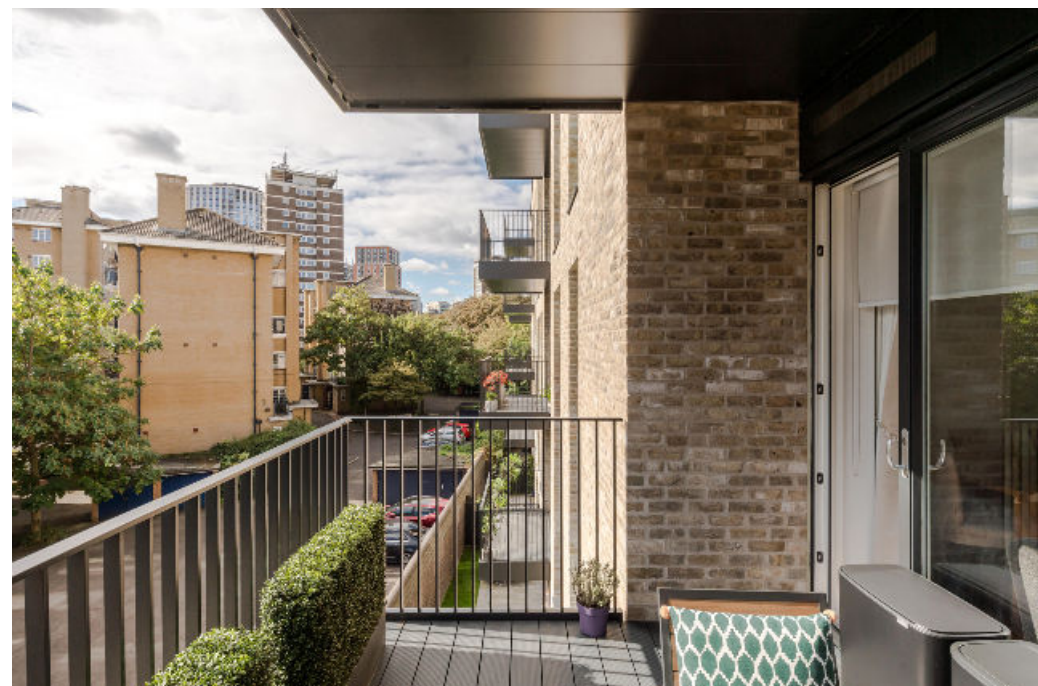
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# Fisherton Street, St John's Wood NW8

Welcome to this beautifully presented, bright, two bedroom apartment located on the second floor of a brand new development (with porter and lift) on Fisherton Street NW8.

The spacious property features a corner position and a bright and airy living area leading out to a south-facing private balcony. The main living space also comprises a modern kitchen and a versatile study room ideal for working from home or a third bedroom.



**Asking price:** £1,350,000

**Tenure:** Leasehold: approximately 245 years remaining

**Service charge:** £6,000 per annum, reviewed annually. We have been unable to confirm the next review date for the service charge. You should ensure that you or your advisors make your own inquiries.

**Local authority:** City of Westminster

**Council tax band:** G

In addition to the two well-proportioned bedrooms (one with en suite shower room), this property also benefits from a bathroom, utility closet, ample storage space throughout and access to a communal garden and community workspace. The property also has a cooling and heating system.

## Location

Just moments from local amenities, parks, and excellent transport links, it's an ideal home for professionals or small families.

For transport, Fisherton Street is exceptionally well-connected. Edgware Road Underground Station (Bakerloo, Circle, District, and Hammersmith & City Lines) is close by, offering quick links to central London and beyond. Marylebone Underground Station (Bakerloo Line), which provides national rail services, is also nearby, as is Paddington Station with its connections to Heathrow Airport via the Heathrow Express, Elizabeth Line and National Rail connections.





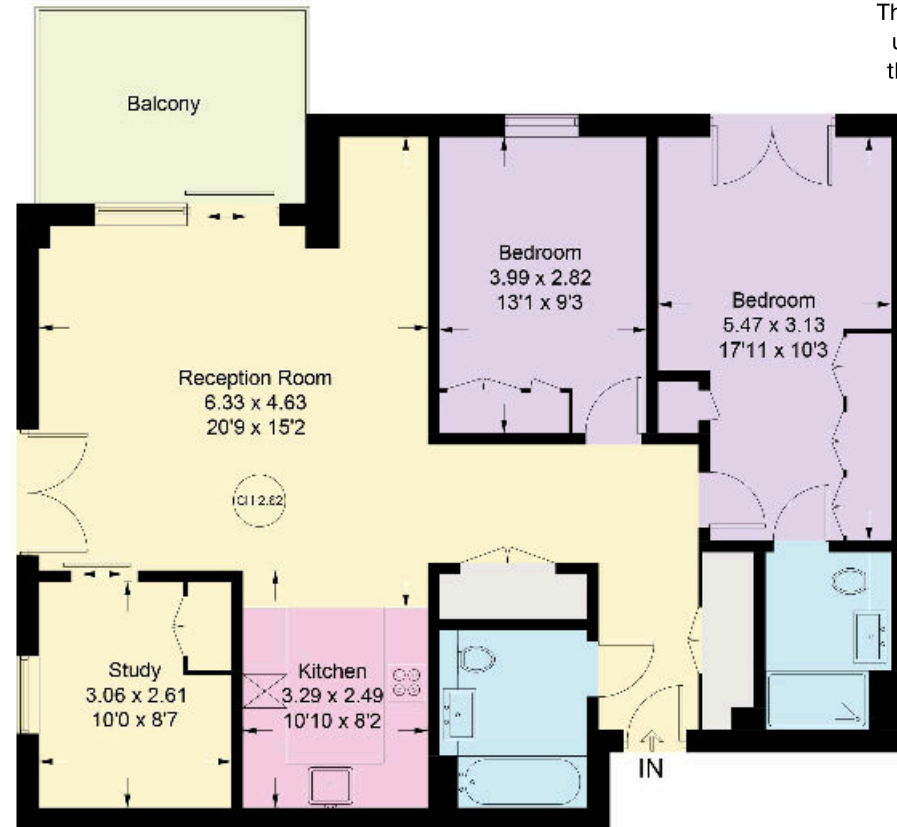


# Fisherton Street

Approximate Gross Internal Area = 95.7 sq m / 1030 sq ft



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.



## Second Floor

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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.

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