

# Blazer Court, St John's Road NW8

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A stylish two bedroom apartment in the prestigious Blazer Court NW8 offers breathtaking views over Lord's Cricket Ground from its fantastic private terrace.

The property features a spacious and bright reception room with direct access to the terrace. A fully fitted kitchen adjoins the living room, providing both style and functionality. Both bedrooms are well-proportioned, with the principal bedroom benefiting from an en suite bathroom. A separate contemporary bathroom completes the accommodation just off the main entrance hall. Residents of this development also enjoy the convenience of a 24-hour concierge, lift access, and secure underground parking



**Asking price:** £1,395,000

**Tenure:** Leasehold: approximately 178 years remaining

**Service charge:** £7,000.54 per annum + £1,634.46 reserve fund per annum (paid half yearly), reviewed annually, next review due 2025.

**Ground rent:** A peppercorn

**Local authority:** City of Westminster

**Council tax band:** G











St John's Wood is a well-established residential area with wonderful shops, restaurants and transport facilities that provide easy access to central London. Local attractions include the Abbey Road Studios, made famous by The Beatles and Lord's Cricket Ground. The American School in Loudoun Road is very popular, with many executives relocating to London with their families and being close to the green spaces of Regent's Park.

St John's Wood Underground Station (Jubilee Line) offers quick connections to Bond Street, Westminster, and Canary Wharf.

\*We have been informed of some fire safety matters that applicants should be aware of when considering this property. Further information will be provided.











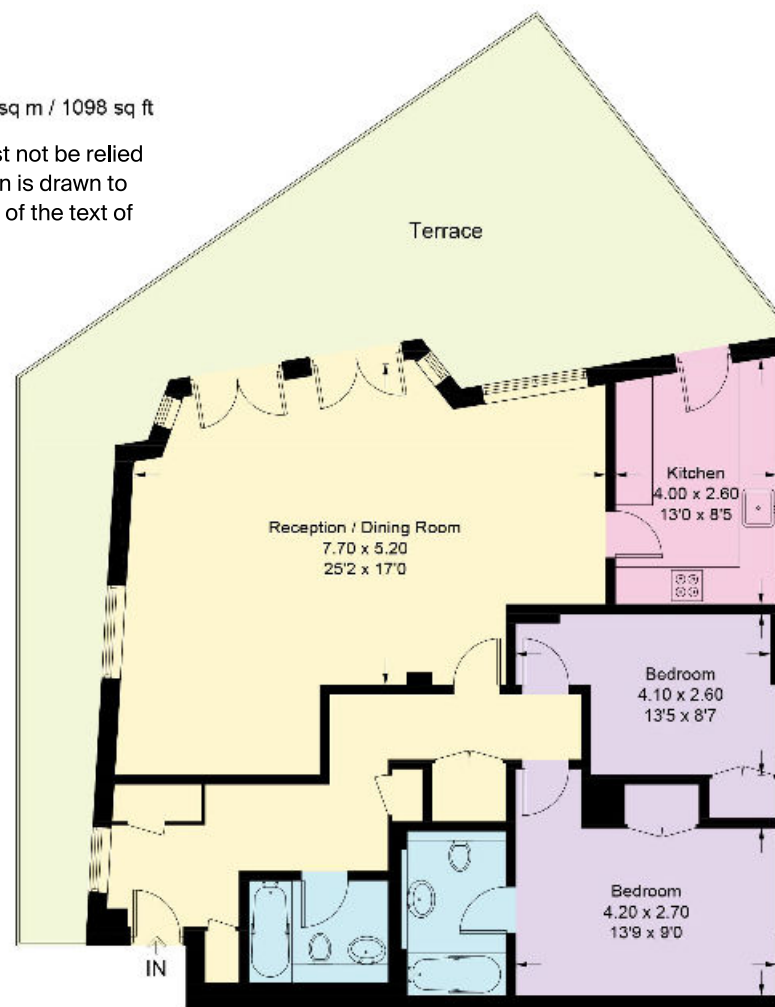




## Blazer Court

Approximate Gross Internal Area = 102.0 sq m / 1098 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.



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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.

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 February 2025. Photographs and videos dated February 2025.

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