



## LYONS PLACE

St John's Wood NW8





# THIS STUNNING FOURTH-FLOOR ONE BEDROOM APARTMENT NW8

Set in the prestigious Lyon’s Place NW8, the property features a contemporary design and abundant natural light. This sophisticated residence offers a spacious open-plan living area and a fully equipped modern kitchen. storage space.

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Local Authority: City of Westminster  
Council Tax band: E  
Tenure: Leasehold with approximately 993 years remaining  
Service charge: Approximately £7,000 per annum, reviewed annually\*

Asking Price: £895,000





# LYONS PLACE, ST JOHN'S WOOD NW8

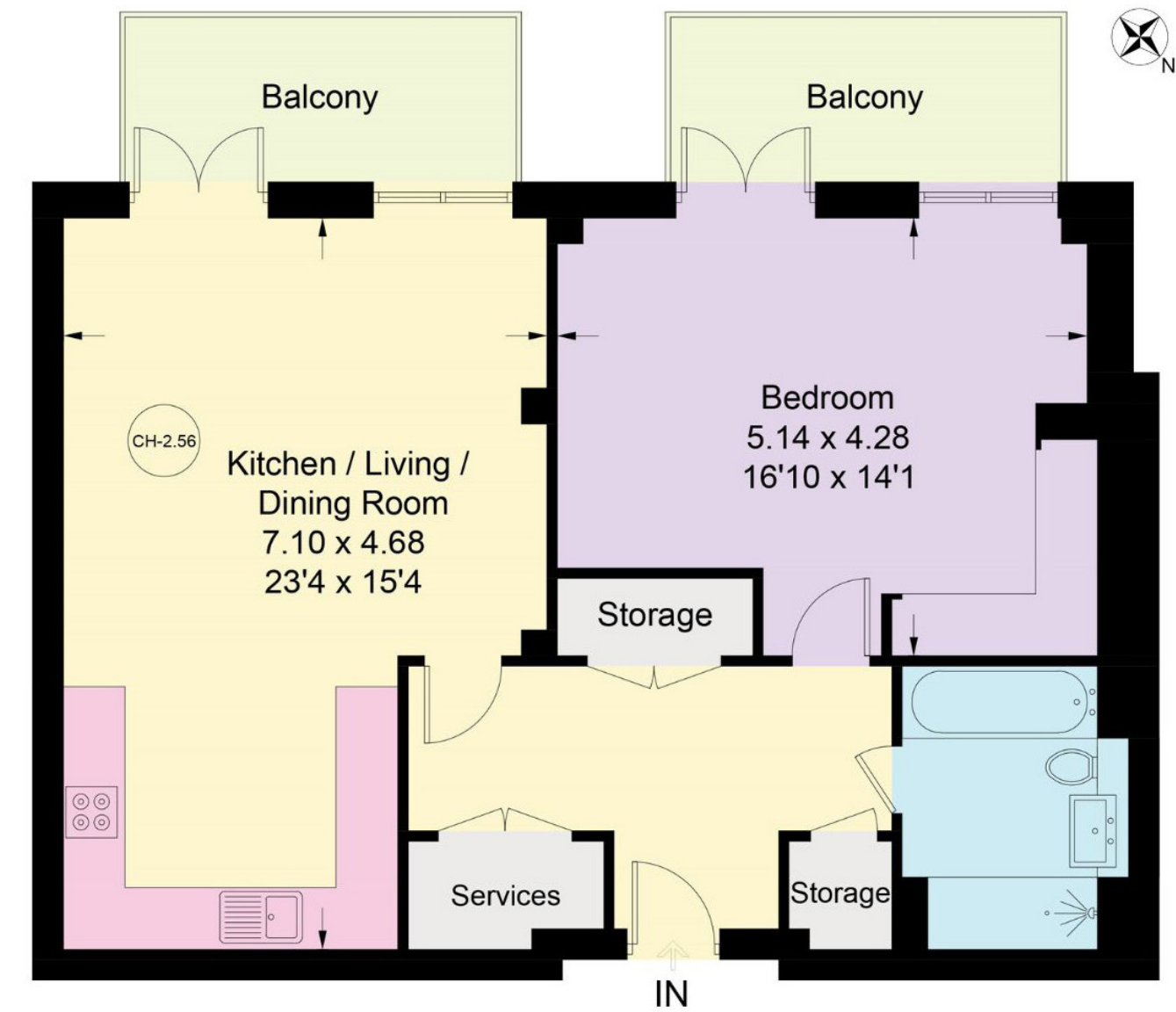
The bedroom has an extensive range of fitted wardrobes, a bathroom, and a hallway with a utility closet and extra storage space. The property also benefits from a concierge and lift access, two private balconies and an underground parking spot.

Lyons Place NW8 is in one of London's most sought-after areas. This vibrant neighbourhood features a rich tapestry of local amenities, including cafes and picturesque parks. The area is exceptionally well-connected, with excellent transport links providing easy access to the rest of the city. Edgware Road and Marylebone Underground Stations are nearby, offering access to the Bakerloo, Circle, District, and Hammersmith & City Lines.

\*Please note that 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.







Approximate Gross Internal Area = 72.4 sq m / 779 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

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