



## ST JOHN'S WOOD ROAD

St John's Wood NW8



# A GROUND-FLOOR APARTMENT IN ST JOHN'S WOOD NW8

Set in the newest development, which features a gym, a swimming pool, a sauna and a cinema.

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Local Authority: City of Westminster

Council Tax band: E

Tenure: Leasehold with approximately 992 years remaining

Ground rent: £500 per annum, reviewed annually\*

Service charge: £10,000 per annum (paid half-yearly), reviewed annually\*

Asking Price: £1,250,000





## ST JOHN'S WOOD ROAD, ST JOHN'S WOOD NW8

This beautiful apartment consists of a bright reception room, an open-plan kitchen with integrated Miele appliances, a principal bedroom with access to a private balcony and additional storage throughout. Features include hardwood herringbone flooring, SONOS ceiling speakers, underfloor heating in the bathroom, comfort cooling, marble tiles and AquaVision TV in the bathroom.

St John's Wood is a well-established residential area with wonderful shops, restaurants and transport facilities. It provides easy access to Central London. Local attractions include the Abbey Road Studios, made famous by the Beatles and Lord's Cricket Ground.

\*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.



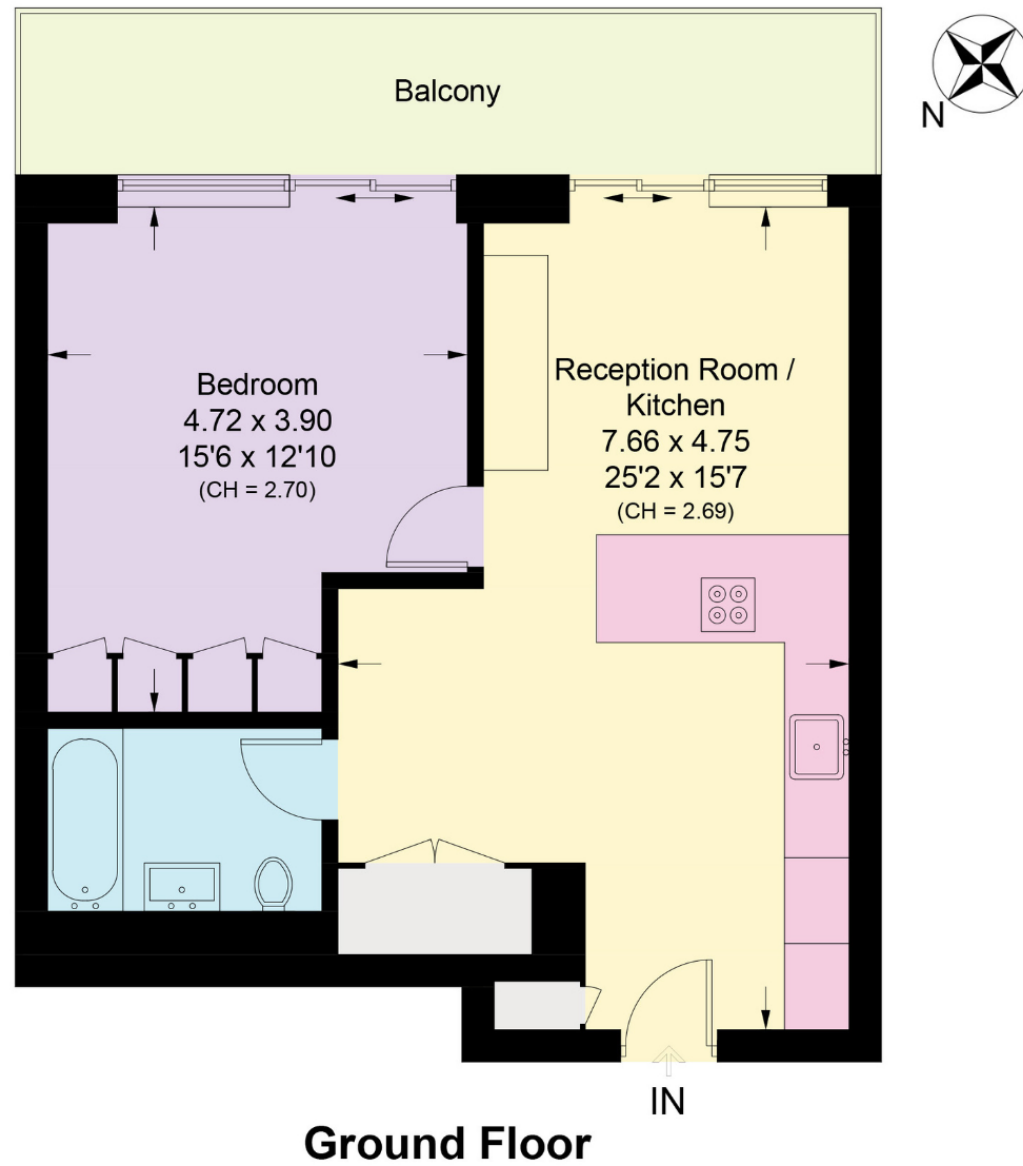












Approximate Gross Internal Area = 54.4 sq m / 585 sq ft

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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