

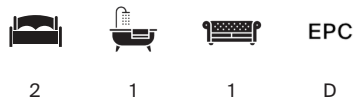


CHARLBERT COURT, CHARLBERT STREET,
St John's Wood NW8



A BRIGHT TWO BEDROOM FLAT IN A PRIME LOCATION

Situated on the top floor of Charlbert Court, this well-presented two bedroom flat offers bright and spacious living in the heart of St John's Wood NW8.



Local Authority: City of Westminster

Council Tax band: E

Tenure: Leasehold with approximately 951 years remaining

Ground rent: £150 per annum (paid half yearly), reviewed annually. The next review date is March 2026.

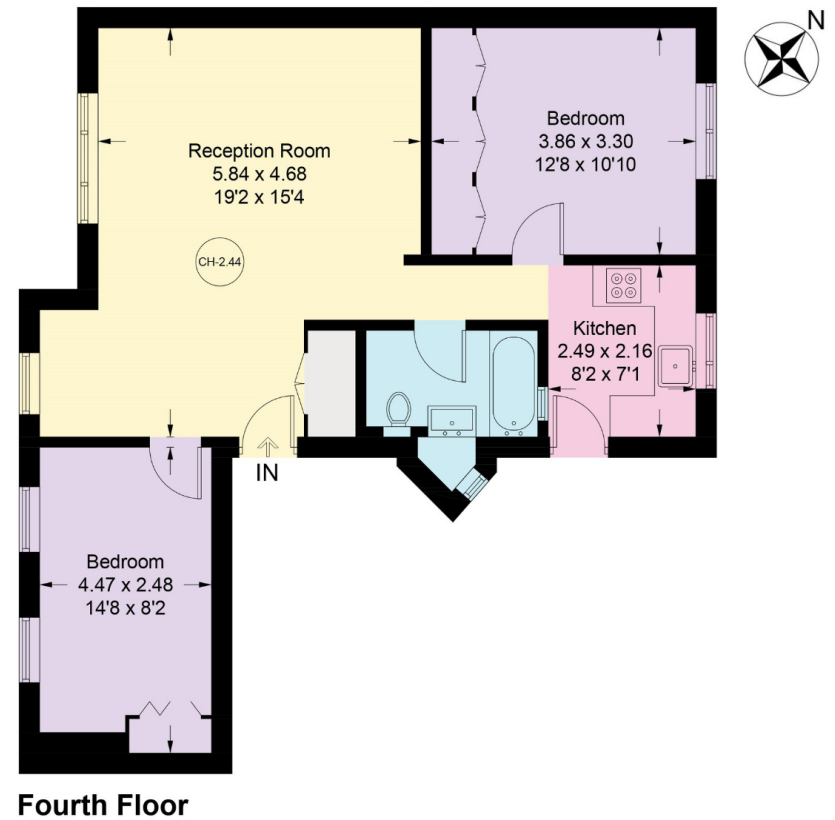
Service charge: £2,387 per annum + Reserve Fund £2,310 per annum (both paid half yearly). Next reviewed in March 2026.

Asking Price: £750,000



The property comprises an Impressive reception room filled with natural light, a separate fully fitted kitchen, two well-proportioned bedrooms (with fitted wardrobes) and a modern family bathroom. The flat benefits from a peaceful aspect, and Charlbert Court is a well-maintained building on an attractive tree-lined road just moments from the open green spaces of Regent's Park.

St John's Wood is a well-established residential area with wonderful shops, restaurants and transport facilities providing 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 close to the open spaces of both Regent's Park and Primrose Hill.



Approximate Gross Internal Area = 65.1 sq m / 701 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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