



Ascot Court, St Johns Wood NW8

£485,000

A spacious One Bedroom apartment located on the lower ground floor of this popular redbrick mansion block in the heart of St. John's Wood. The property features a double bedroom with fitted wardrobe, fitted galley kitchen, a good sized living room overlooking communal garden / patio and fitted bathroom. The apartment further benefits from high ceilings, beautiful parquet flooring throughout, storage and caretaker for the building. Conveniently situated within approximately a quarter of a mile from St. Johns Wood underground station (Jubilee Line) the property has access to a varied range of shops transport and leisure facilities and is adjacent to Lord's Cricket Ground. The property is offered with no chain, vacant possession. Council tax Band C. Leasehold of 974 years unexpired, Service charge approximately £4000 per annum SOLE AGENTS.

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Reception room



Bathroom



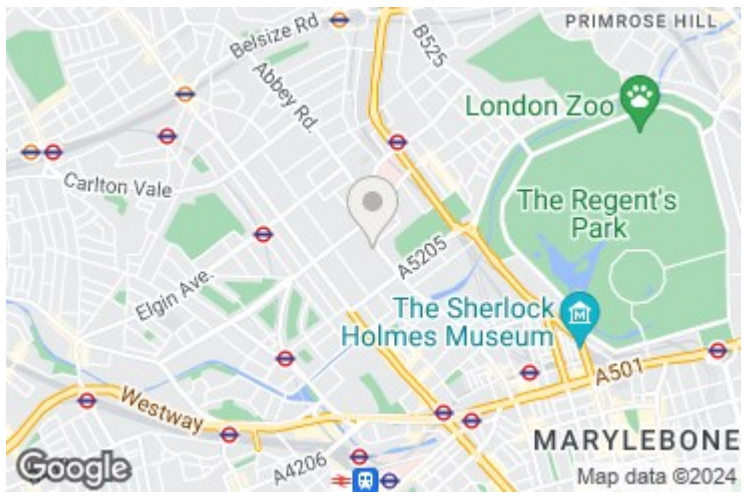
Kitchen



Exterior

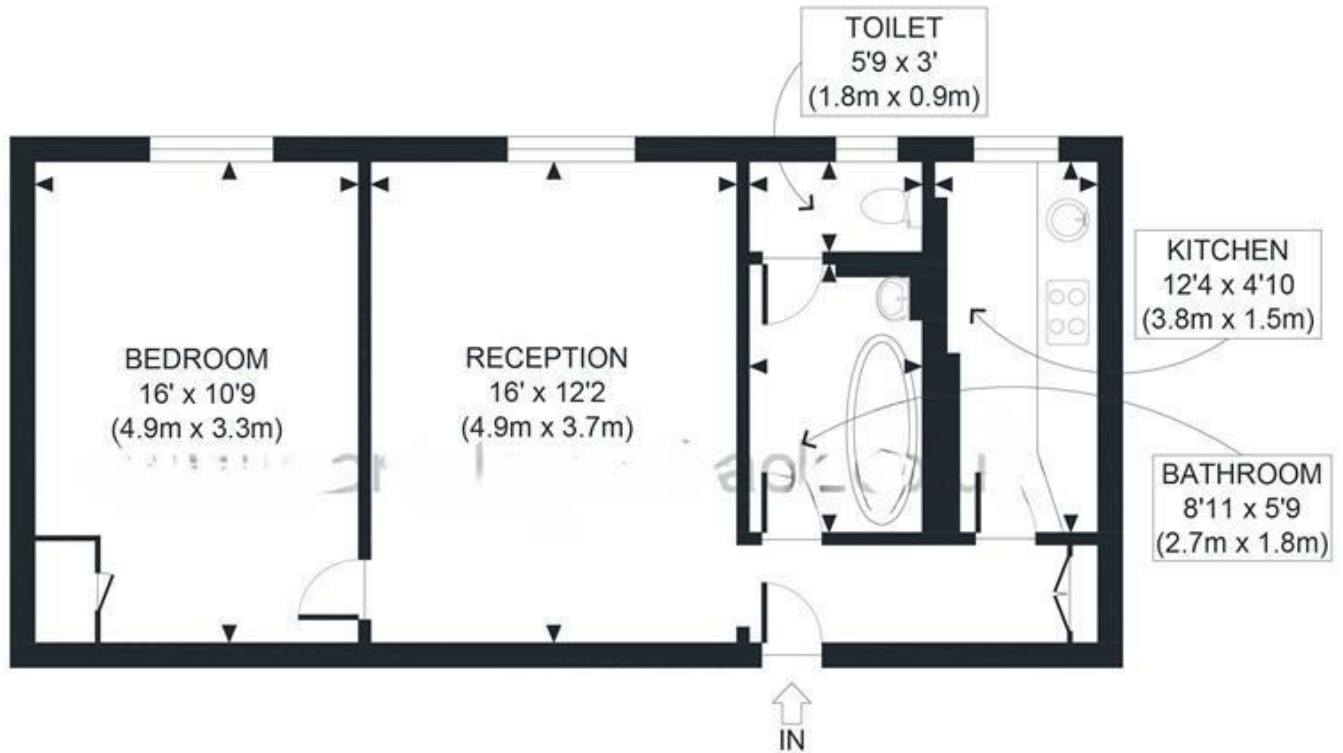


Bedroom



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



GROSS INTERNAL
FLOOR AREA 565 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 565 SQ FT / 52 SQM

Ref:

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Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

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