



SOLE AGENT

This beautiful, air-conditioned three-bedroom apartment spans over 1,350 sq ft. Situated on the fifth floor, the apartment is extremely bright and benefits from a private south-facing balcony. The well-configured accommodation comprises a fully fitted kitchen. The reception/dining area is a large open space leading to the balcony. The master bedroom has ample built-in wardrobe space plus a large en-suite bathroom. There are two further bedrooms, also with built-in wardrobes, and a lovely family bathroom.

Sheringham is a prestigious apartment block in the heart of St. John's Wood. Benefitting from 24-hour porterage, it is extremely secure and the residents are well looked after. There are beautiful landscaped communal gardens and plenty of off-street parking for residents and their guests.

St. John's Wood High Street and Station (Jubilee Line) are within 0.2 miles, as well as Swiss Cottage Station. Regent's Park is within 0.4 miles. The American School of London is also a 10-minute walk away.

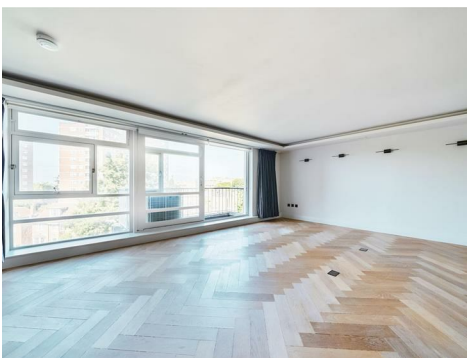
Sheringham

NW8 6QY

£1,270 Per Week

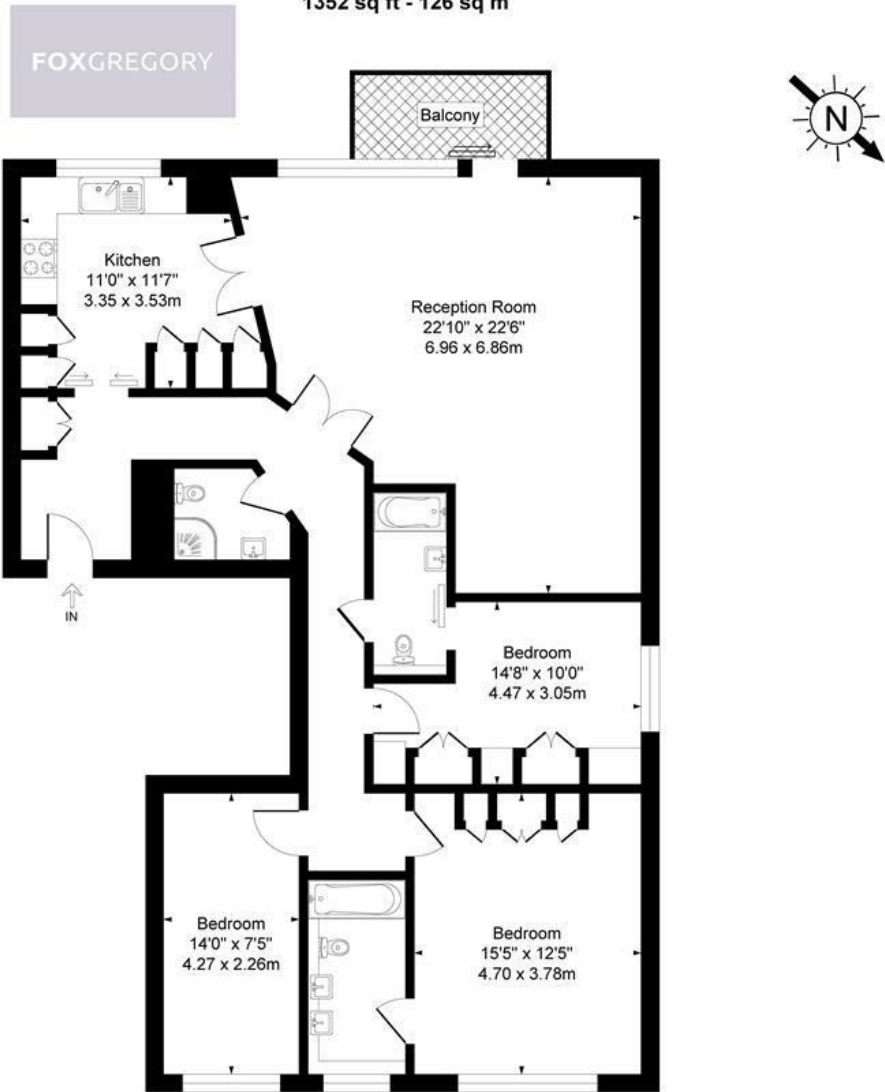
Subject to Contract

# FOXGREGORY





Sheringham, St. Johns Wood Park, London NW8 6QY  
Approximate Gross Internal Area  
1352 sq ft - 126 sq m



| 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 |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |