





KEY FEATURES

- Spacious reception with access to private balcony
- Oak wooden flooring throughout
- Ample built in storage
- Excellent natural light
- Lift access
- Porter
- Heating and hot water included in service charge
- Garage

Located within a popular portered mansion block in St John's Wood, this first-floor apartment offers 640 sq ft of well-proportioned living space. The property benefits from a private balcony, natural light throughout with heating and hot water included in the service charge.

The apartment is situated within a sought-after mansion block featuring oak wooden flooring throughout. The reception room leads directly onto a large balcony, ideal for outdoor seating and the bedroom includes built-in storage and an ensuite. The property would benefit from modernisation. Heating and hot water are included within the annual service charge, which also covers portage, building insurance and a contribution to the reserve fund.

Harrow Lodge is positioned close to the cafés and restaurants of Clifton Road and St John's Wood High Street. Warwick Avenue (Bakerloo Line) and St John's Wood (Jubilee Line) stations are within walking distance, with Paddington Station is also accessible, offering National Rail services, the Elizabeth Line and the Heathrow Express. Regent's Park and Lord's Cricket Ground are also nearby.



1 BEDROOM



1 BATHROOM





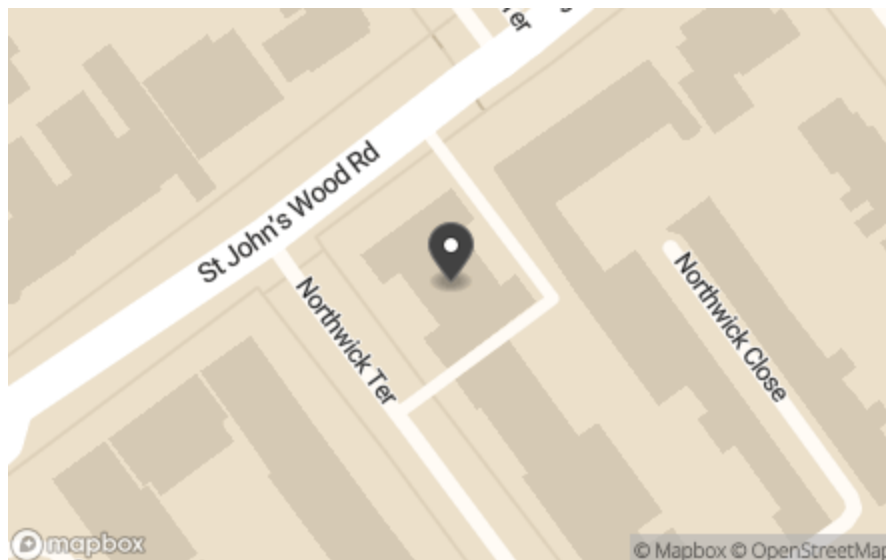
ACCOMMODATION

Reception room with balcony access

Principal bedroom with ensuite and storage

LOCATION

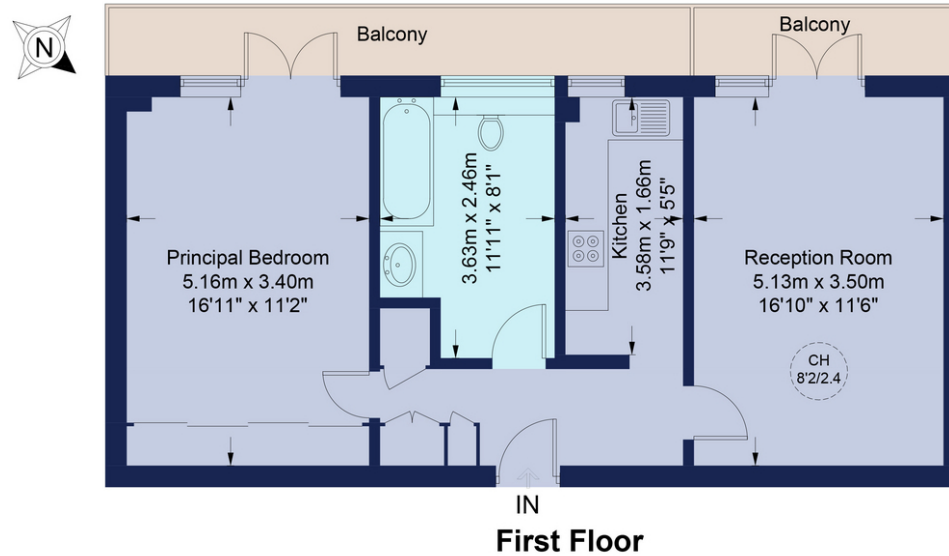
Harrow Lodge is positioned close to the cafés and restaurants of Clifton Road and the amenities of St John's Wood High Street. The property benefits from strong transport links, with Warwick Avenue (Bakerloo Line) and St John's Wood (Jubilee Line) stations within walking distance. Paddington Station is also accessible, offering National Rail services, the Elizabeth Line and the Heathrow Express. Regent's Park and Lord's Cricket Ground are nearby, providing green space and leisure options.





Harrow Lodge, NW8

Approximate Gross Internal Area = 640 sq ft / 59.5 sq m



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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

**RICS Certified
Property
Measurer**

TERMS

Price: £595,000

Tenure: Share of Freehold

Council Tax Band:

Viewing: By appointment only

**BEAUCHAMP
ESTATES**

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