



## Regents Park, London NW8 £1,290,000 Subject to contract

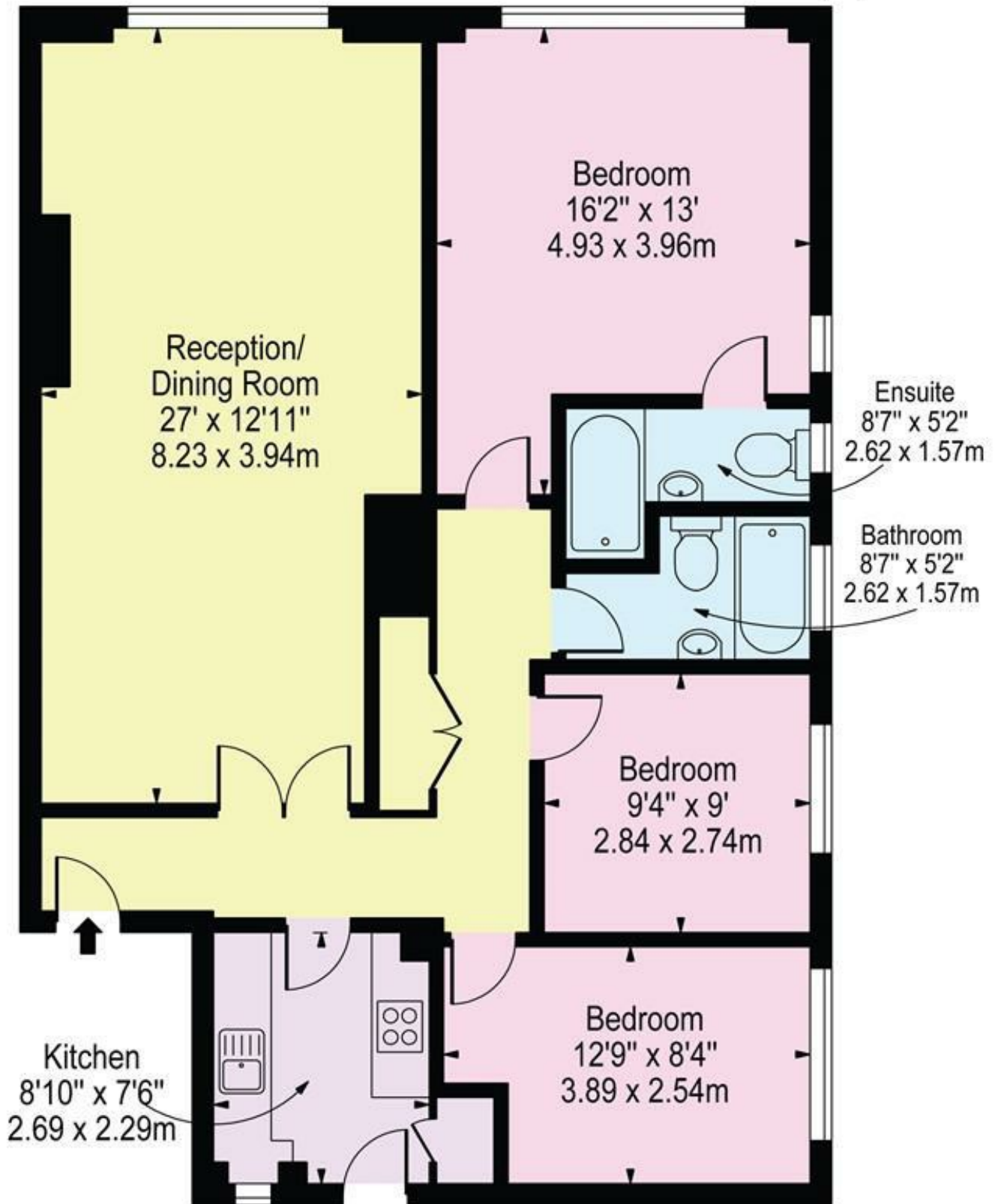
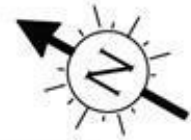
A great opportunity to live opposite Regents Park and moments from the shops, bars and restaurants on St Johns Wood high street.

The accommodation is situated on the first floor and comprises a bright and spacious 27 ft reception room, separate fully fitted kitchen, principal bedroom with en-suite bathroom, two further bedrooms and family bathroom. Benefits include a passenger lift, communal heating and hot water and portorage. Off street parking is available to rent by separate negotiation.

St James's Close is enviably located close to the amenities of St John's Wood High Street, St John's Wood Underground Station (Jubilee Line) and the open spaces of both Regent's Park and Primrose Hill.



# St. James Close, NW8



First Floor

Approx. Gross Internal Area **1018 Sq Ft - 94.58 Sq M**

For Illustration Purposes Only - Not To Scale

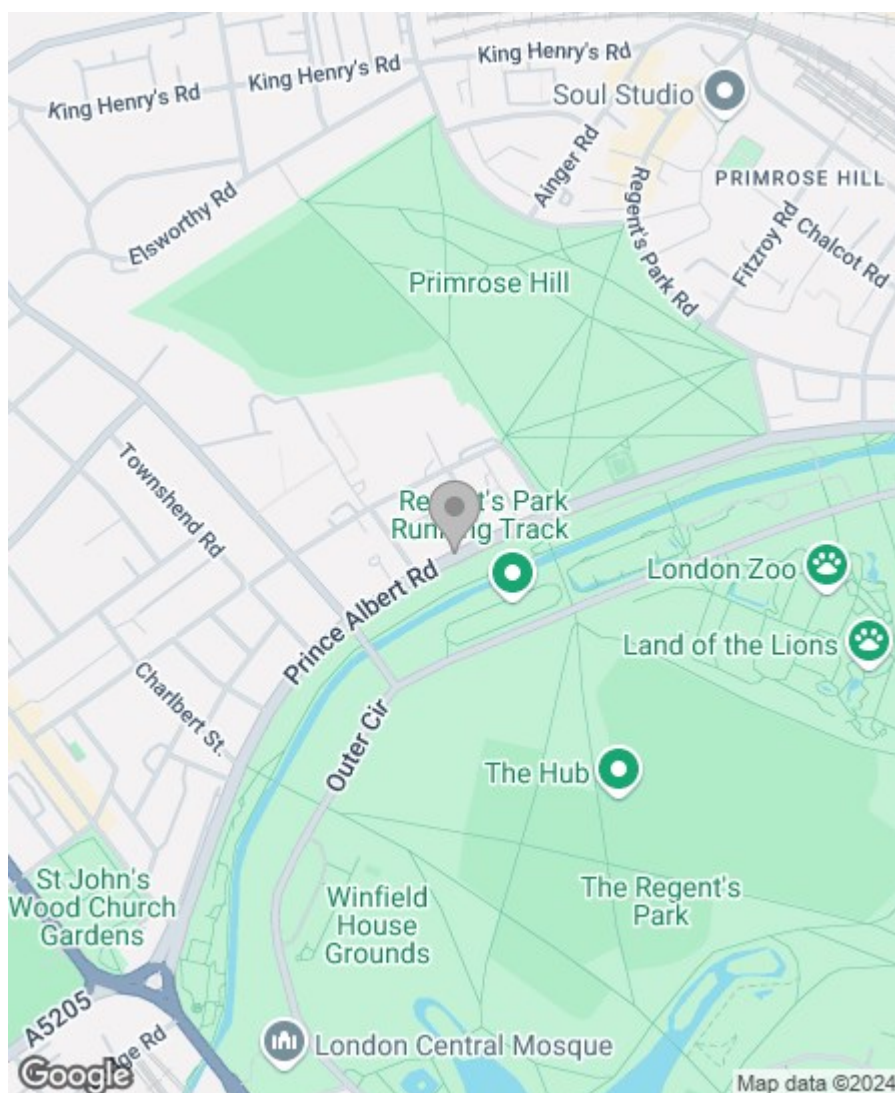
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## Property Overview


<b>Location</b>	St Johns Wood, NW8
<b>Price</b>	Asking Price £1,290,000
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Receptions</b>	1
<b>Tenure</b>	Leasehold
<b>Council</b>	Westminster
<b>Tax Band</b>	G
<b>Current Ground Rent</b>	TBC
<b>Service Charge</b>	Approx £5,000 per annum
<b>Term</b>	Leasehold - 01/04/1999 to 01/04/2125

## Key Features

- 27ft Reception Room
- Separate Fitted Kitchen
- Principal Bedroom with En-Suite
- Two Further Bedrooms
- Family Bathroom
- Wooden Floors
- Porterage
- Opposite Regents Park
- Passenger Lift
- Communal Heating & Hot Water



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>80</b>	<b>84</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).