

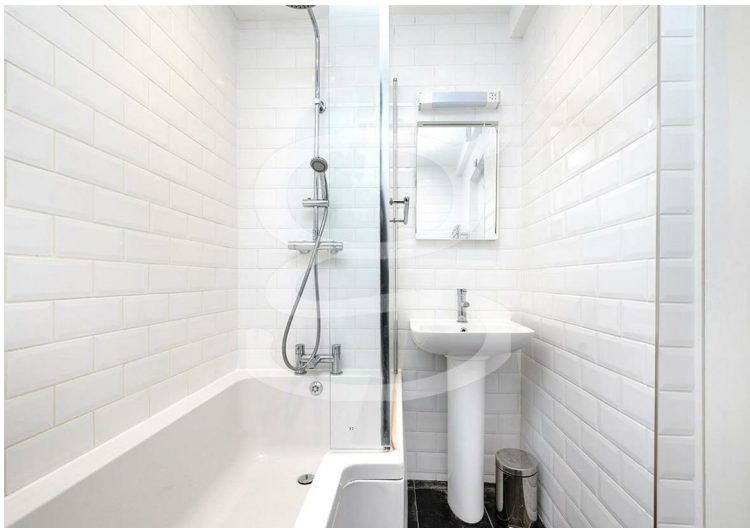
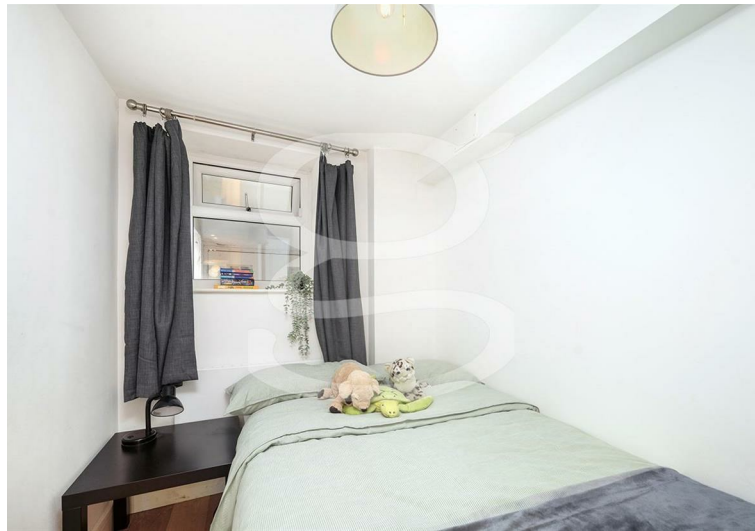


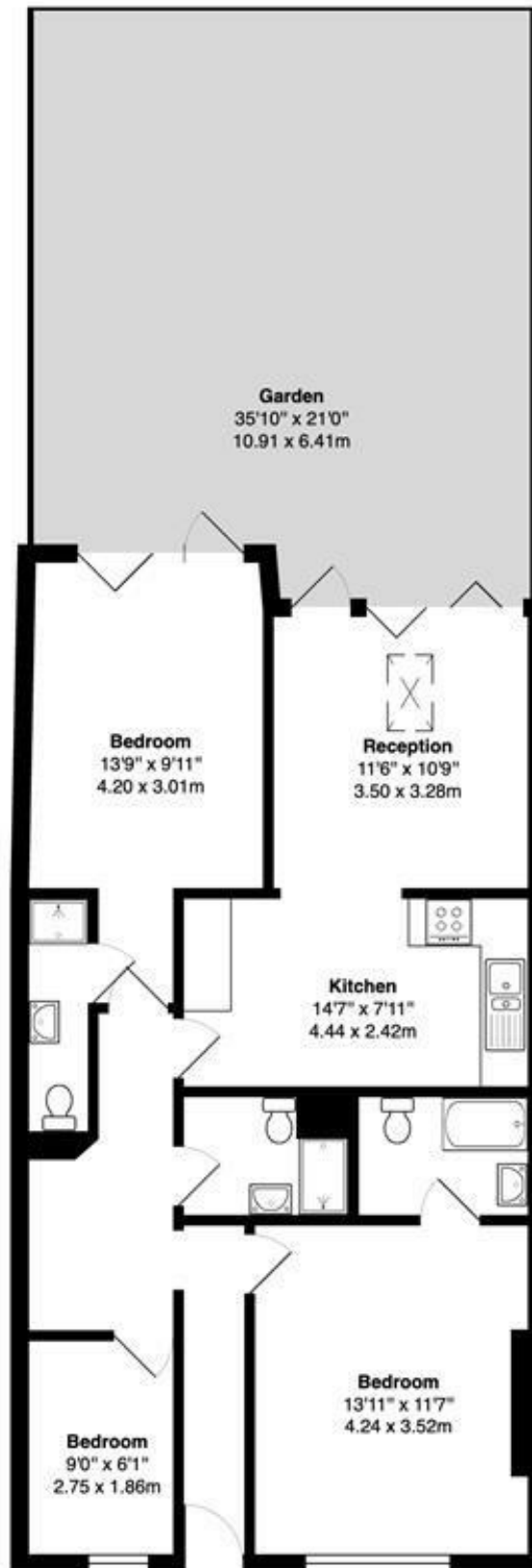
## Langtry Road, St John's Wood Border NW8 £765,000 Subject to contract

An inviting family home in this 3-bedroom, 2-bathroom conversion, garden-level flat in a prime London location. Boasting approximately 860 sqft of living space with solid wooden flooring throughout, the property is arranged as a principal bedroom with en-suite bathroom, a second double bedroom with en-suite shower room and direct access to the garden, a third double bedroom, guest WC, a fully fitted and equipped kitchen and bright and airy reception room leading directly to the private rear garden.

Langtry Road is a peaceful, tree-lined avenue with excellent local transport links. With both St Johns Wood and Maida Vale only a moment away, plus the area's large selection of amenities.







### Langtry Road NW8

Total Gross Area: 859 ft<sup>2</sup> ... 79.8 m<sup>2</sup>

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

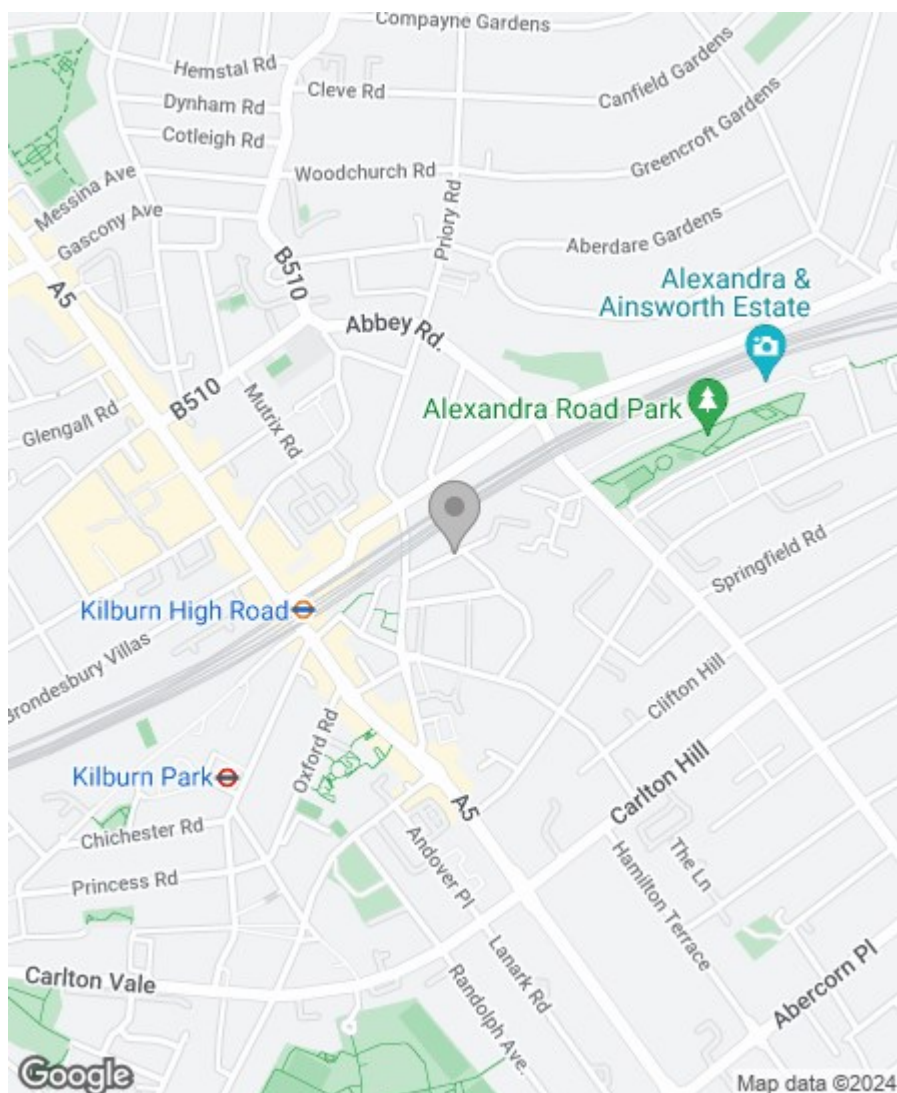


## Property Overview

<b>Location</b>	Langtry Road, NW8
<b>Price</b>	Asking Price £765,000
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Receptions</b>	1
<b>Tenure</b>	Leasehold
<b>Council</b>	Camden
<b>Tax Band</b>	C
<b>Current Ground Rent</b>	N/A
<b>Service Charge</b>	£552.86 pa
<b>Term</b>	Leasehold - 125 years from 31/10/2005

## Key Features

- 3 Bedrooms
- Conversion Flat
- Private Garden
- Wooden Flooring
- Excellent transport links
- Private Entrance
- Quiet residential Street



## 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		
	70	80

## England & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		

## England & Wales

EU Directive  
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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).

