



# Wellington Court

55-67 Wellington Road, NW8

Asking Price £1,495,000

Sole Agent. A totally unmodernised 3<sup>rd</sup> floor apartment offering a fantastic opportunity for the new owner to stamp their own style on the property.

The apartment offers in excess of 1500 sq. ft. (140 sq. m.) of lateral accommodation and boasts 4 bedrooms, 2 bathrooms, 2 separate reception rooms and a private garage.

Wellington Court offers 24hr uniformed portage and is located only moments from St John's Wood High Street and the Underground station (Jubilee Line).



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- 4 Bedrooms, 2 Bathrooms
- 1,540 sq. ft.
- 140 Year Leasehold
- Garage
- Porter
- Lift



**Tenure:** Leasehold 140 years remaining

**Service Charge:** £20,166pa (Includes CH/HW and £4,910pa into the sinking fund)

**Ground Rent:** £0

**Local Authority:** Westminster

**Council Tax Band:** G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B	84	87
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
(1-20)			

England, Scotland & Wales EU Directive 2002/91/EC

### *Chestertons St John's Wood Sales*

122 St John's Wood High Street

London

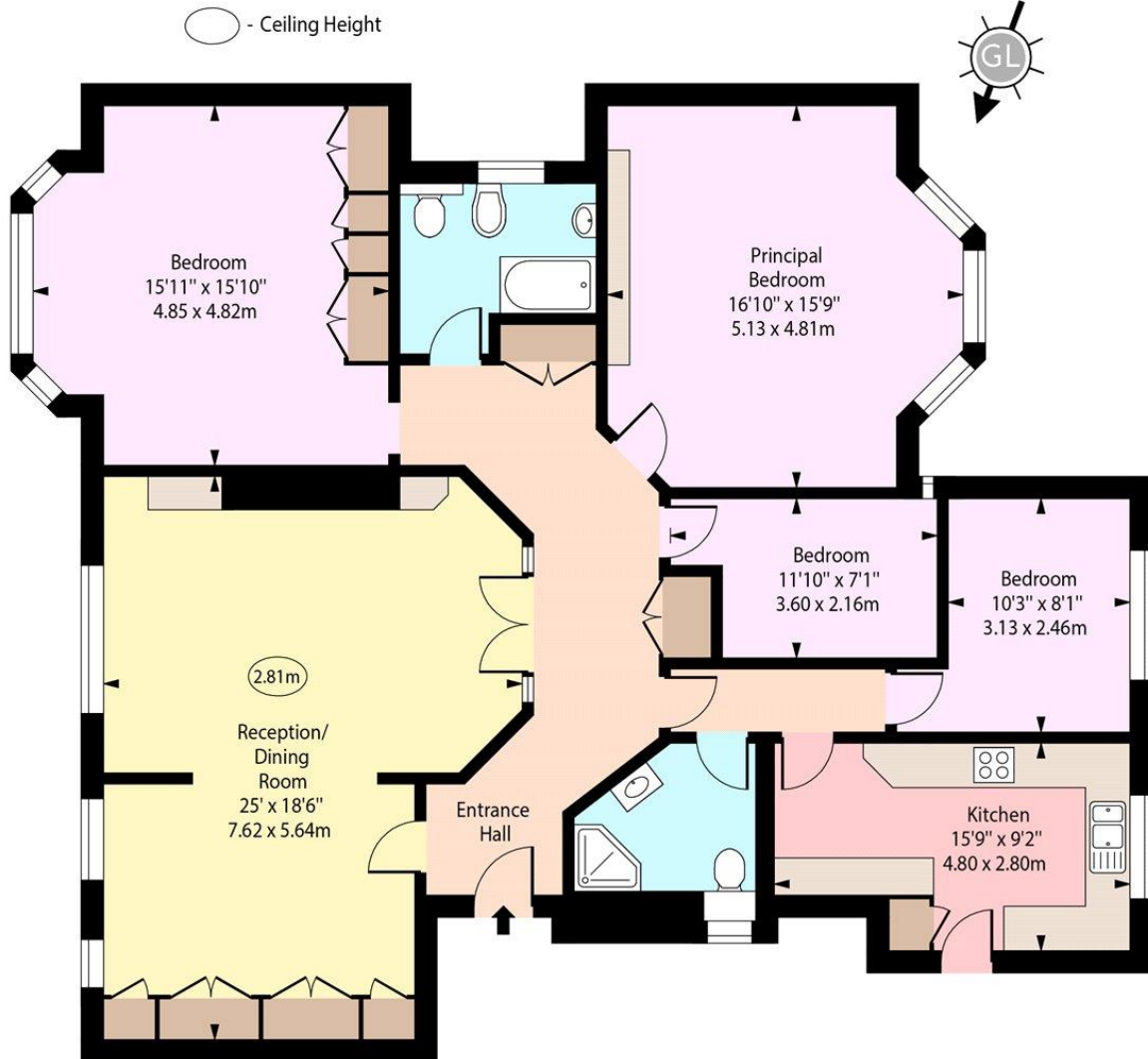
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Wellington Court,  
Wellington Road, NW8



Third Floor

Approx Gross Internal Area 1540 Sq Ft - 143.07 Sq M

For Illustration Purposes Only - Not To Scale  
[www.goldlens.co.uk](http://www.goldlens.co.uk)  
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