



St. John's Wood Court

St. John's Wood Road, NW8

Asking Price £1,295,000

A stunning 3 bedroom, 2 bathroom apartment (1094 sq. ft. / 101 sq. m.) situated on the ground floor of this prestigious red brick mansion block opposite Lord's.

The apartment is offered in excellent decorative condition providing spacious accommodation comprising an impressive reception room with high ceilings and wooden flooring, a modern fully fitted kitchen, principal bedroom with en suite shower room, with the remaining two bedrooms sharing a luxurious bathroom with bath and separate shower. The property has the added advantage of excellent uniformed portorage, smart communal areas, heating and hot water included in the service charge and a long lease.

St John's Wood Court is a highly sought after block located on St John's Wood Road, conveniently located for all local amenities of St John's Wood and Regent's Park.



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- 3 Bedroom, 2 Bathroom Apartment
- 958 Year Leasehold
- 1,094 sq. ft.
- Very Good Condition
- Porter



Tenure: Leasehold

Service Charge: £7,120pa (Includes CH & HW)

Ground Rent: £250pa

Local Authority: Westminster

Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	66	75
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Chestertons St John's Wood Sales

105 St. John's Wood Terrace

London

NW8 6PL

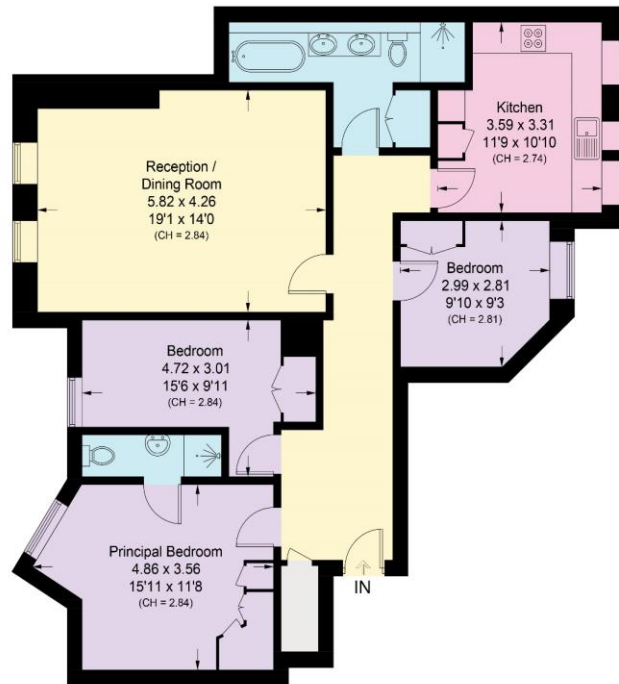
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Approximate Area = 101.6 sq m / 1094 sq ft
Including Limited Use Area (2.2 sq m / 24 sq ft)



Ground Floor

Approximate Area = 101.6 sq m / 1094 sq ft
Including Limited Use Area (2.2 sq m / 24 sq ft)

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

