



# Wellington Court

55-67 Wellington Road, NW8

Asking Price £895,000

An extremely spacious 2 bedroom apartment located on the 4<sup>th</sup> floor (with lift) of this portered building opposite the Underground station.

The property boasts an 18ft reception room and 2 large double bedrooms along with a separate storage room in the basement.

Wellington Court is centrally located in St John's Wood and is perfectly positioned for the multiple shops and transport links that the area offers.





# Wellington Court

55-67 Wellington Road, NW8

- 2 Bedroom Apartment
- 915 sq. ft.
- 147 Year Leasehold
- Porter
- Lift
- Very Close to Tube



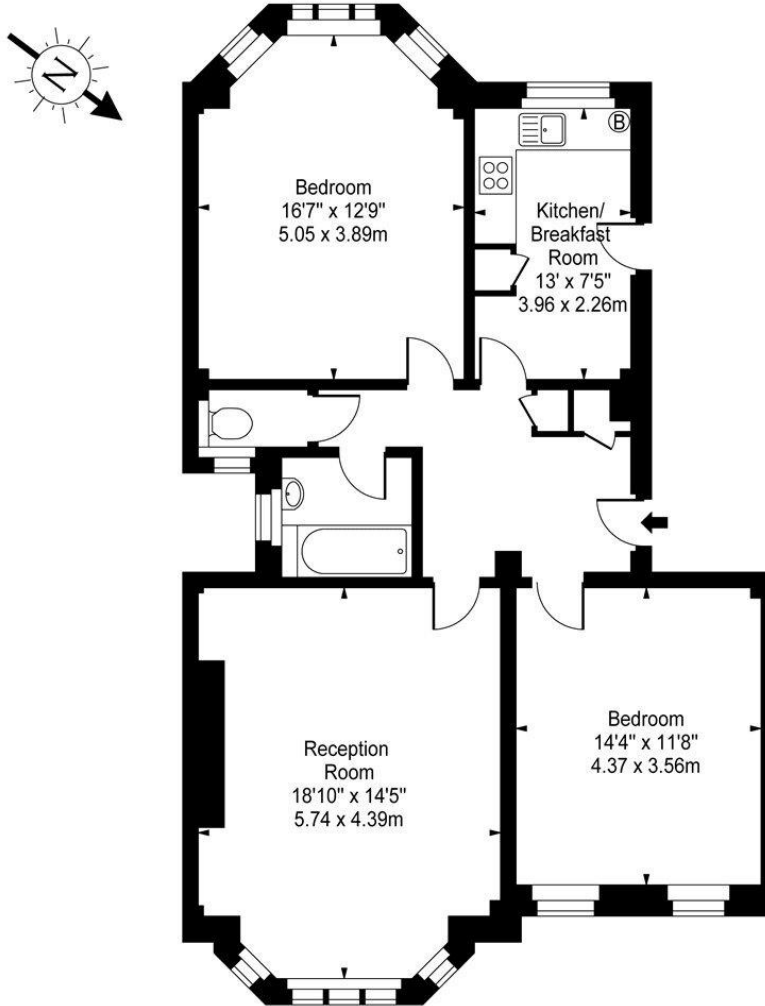
**Tenure:** Leasehold  
**Service Charge:** £14,520pa (Includes £3,492pa into the sinking fund).  
**Ground Rent:** £0  
**Local Authority:** City of Westminster  
**Council Tax Band:** F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	82
(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		
England, Scotland & Wales		EU Directive 2002/91/EC

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

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**Wellington Court,  
Wellington Road, NW8**



Fourth Floor

**Approx Gross Internal Area 915 Sq Ft - 85.00 Sq M**

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.39895

This floor plan should be used as a general outline for guidance only. 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.

