



# Pennyford Court

Henderson Drive, NW8

Asking Price £595,000

Sole Agent. A very bright 3 bedroom apartment (804 sq. ft.) in this modern building just off St John's Wood Road.

This lovely apartment is offered in very good decorative condition throughout and boasts 3 good size bedrooms, spacious reception room, fully fitted kitchen, bathroom and a guest WC.

Pennyford Court is located a short walk from both Lord's Cricket Ground and the many shops and cafés in Clifton Road, Little Venice.





# Pennyford Court

Henderson Drive, NW8

- 3 Bedroom Apartment
- Long Leasehold
- 804 sq. ft.
- Close to Shops & Transport
- Good Condition





**Tenure:** Leasehold  
**Service Charge:** £4,246pa (Includes CH & HW).  
**Ground Rent:** £0  
**Local Authority:** City of Westminster  
**Council Tax Band:** E

| Energy Efficiency Rating                          |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs       |         |           |
| <b>A</b><br>(94-100)                              |         |           |
| <b>B</b><br>(81-93)                               |         |           |
| <b>C</b><br>(69-80)                               |         |           |
| <b>D</b><br>(55-68)                               |         |           |
| <b>E</b><br>(39-54)                               | 60      | 73        |
| <b>F</b><br>(21-38)                               |         |           |
| <b>G</b><br>(1-20)                                |         |           |
| Not energy efficient - higher running costs       |         |           |
| England, Scotland & Wales EU Directive 2002/91/EC |         |           |

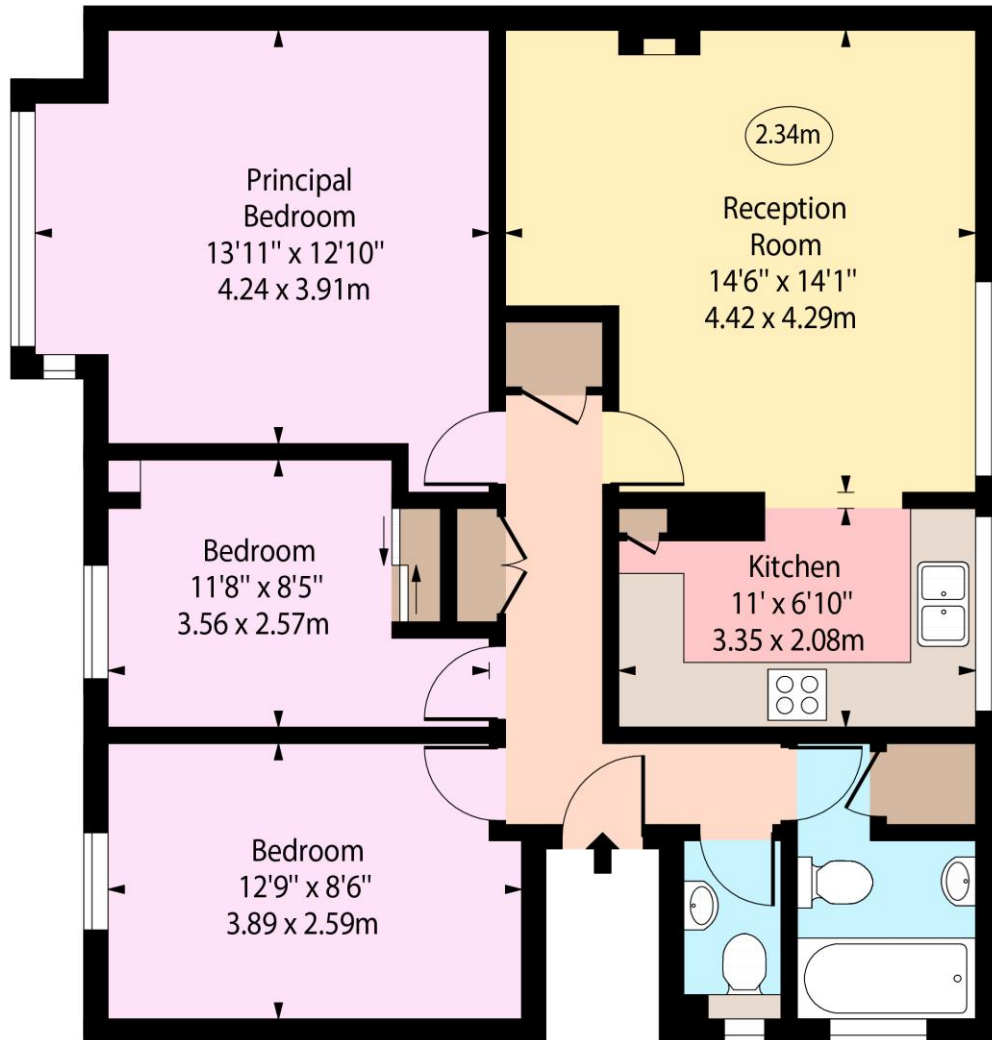
### *Chestertons St John's Wood Sales*

105 St. John's Wood Terrace  
 London  
 NW8 6PL  
 stjohnswood@chestertons.co.uk  
 020 3040 8611  
 chestertons.co.uk



Pennyford Court,  
Henderson Drive, NW8

○ - Ceiling Height



Second Floor

Approx Gross Internal Area      804 Sq Ft - 74.69 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Produced for Chestertons

Ref. No. 027234E

