



# Templar Court

43 St. John's Wood Road, NW8

Asking Price £2,100,000

Sole Agent. A beautiful 3 bedroom apartment (1,610 sq. ft /149 sq. m) with a balcony situated on the 4<sup>th</sup> floor of this modern purpose built building.

The property is offered in superb decorative condition throughout and boasts a 29ft south facing reception/dining room, 16ft kitchen/breakfast room, 3 double bedrooms, guest WC and a balcony with views across the London skyline.

Templar Court is located close to both Lord's Cricket Ground and the multiple shops and cafes of Little Venice. The building has 24 hour portorage, 2 passenger lifts, secure underground parking and a communal garden.





# Templar Court

43 St. John's Wood Road, NW8

- 3 Bedroom 2 Bathroom Apartment
- 971 Year Leasehold
- 1,610 sq. ft.
- Balcony
- Parking
- Porter
- 2 Passenger Lifts





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**Tenure:** Leasehold  
**Service Charge:** £15,836pa  
**Ground Rent:** £250pa  
**Local Authority:** City of Westminster  
**Council Tax Band:** H

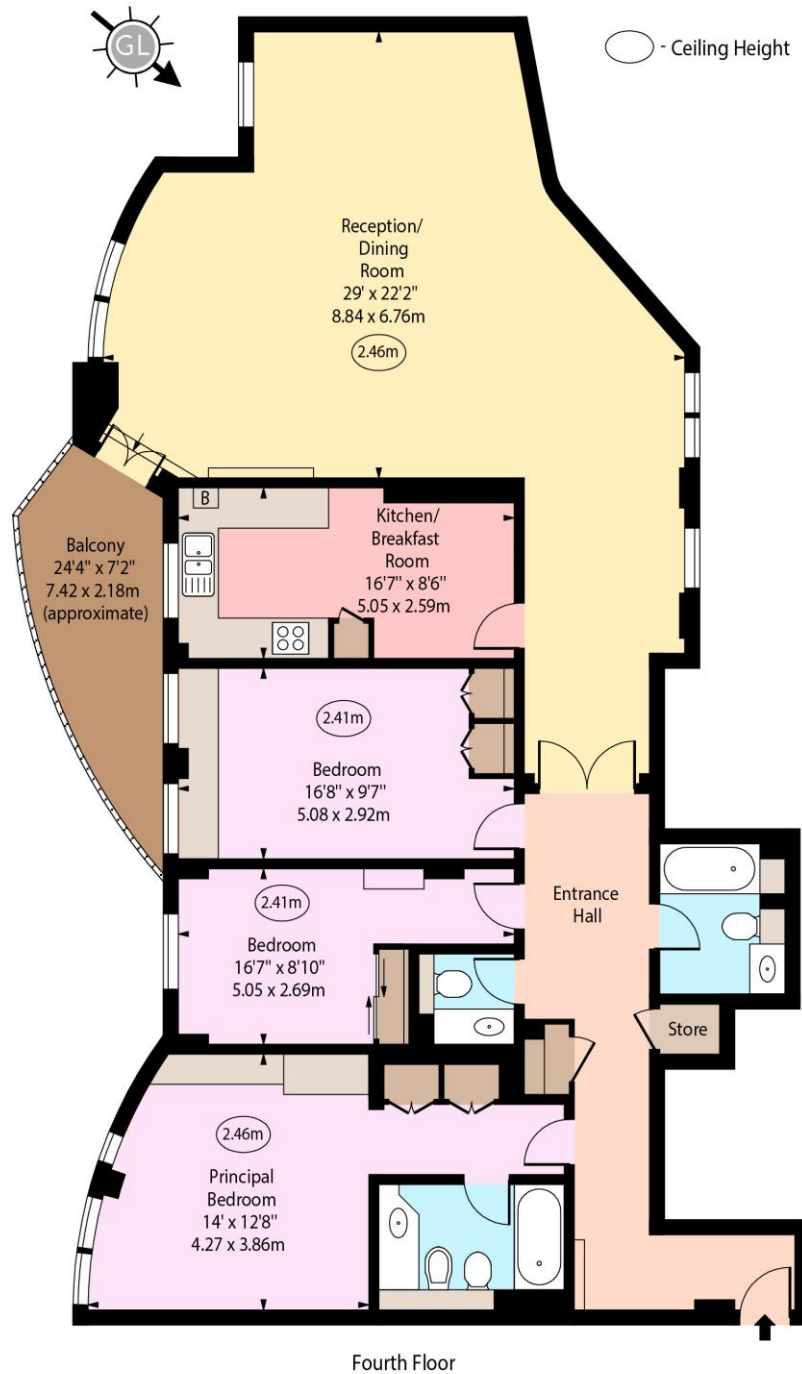
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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Templar Court,  
St. John's Wood Road, NW8



Fourth Floor

Approx Gross Internal Area 1610 Sq Ft - 149.57 Sq M

For Illustration Purposes Only - Not To Scale

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Produced for Chestertons

Ref. No. 027520M

