



# Belgrave Gardens

St John's Wood, NW8

Asking Price £450,000

Sole Agent. A bright and spacious one bedroom apartment on the 3<sup>rd</sup> floor of a purpose-built block.

The property comprises, reception room, kitchen, double bedroom and a bathroom.

The apartment is located on Belgrave Gardens, a residential road in St John's Wood close to the shops and cafés of Boundary Road, and the transport links of Maida Vale and St John's Wood (Jubilee Line).



# Belgrave Gardens

St John's Wood, NW8

- One Bedroom Apartment
- Leasehold
- 427 sq. ft.
- Good Condition
- Close to Shops & Transport





**Tenure:** Leasehold

**Service Charge:** £4,825pa (includes a one-off charge of £2,995 for roof works).

**Ground Rent:** £200pa

**Local Authority:** City of Westminster

**Council Tax Band:** D

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    | 76 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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

105 St. John's Wood Terrace

London

NW8 6PL

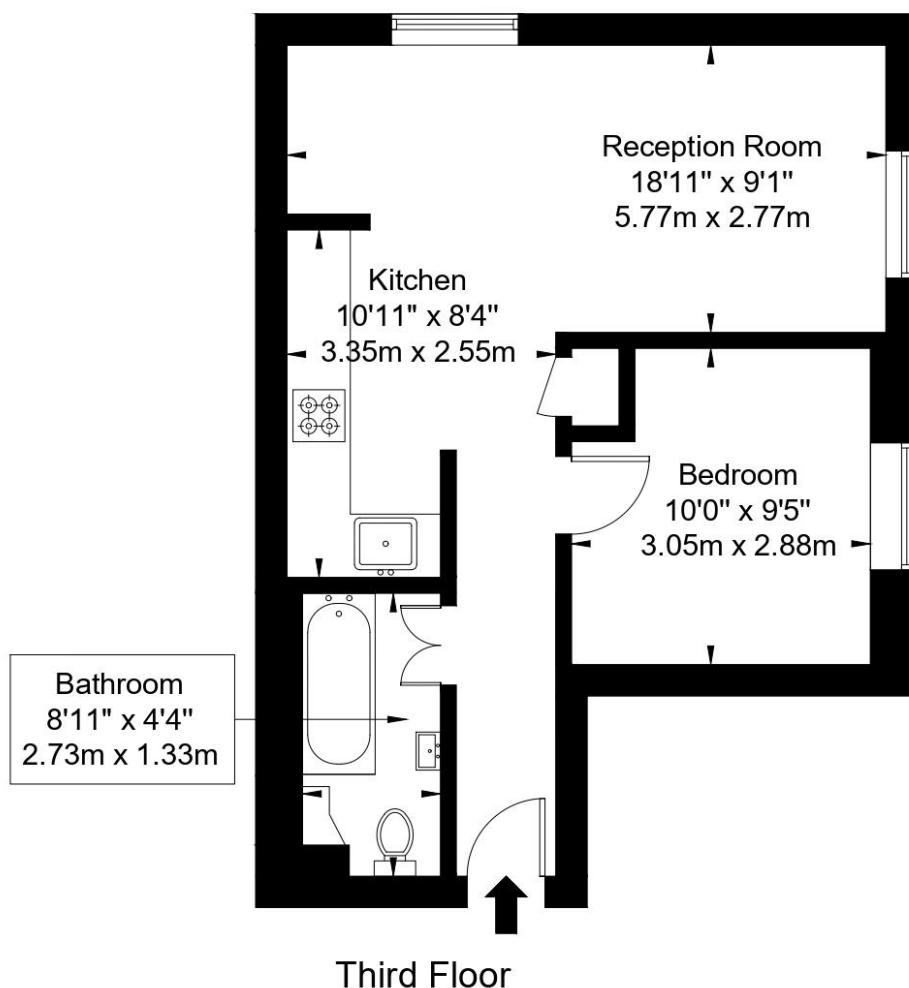
stjohnswood@chestertons.co.uk

020 3040 8611

chestertons.co.uk

# Belgrave Gardens, NW8 0RE

Approx Gross Internal Area = 39.7 sq m / 427 sq ft



Ref :

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**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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