



Belgrave Gardens

St John's Wood, NW8

Asking Price £395,000

Sole Agent. A bright and spacious one bedroom apartment on the 3rd 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).

NB - Please note the 2025 service charge is £2,995 higher than normal due to roof repairs which were successfully completed in June/July. This extra charge will not be passed onto the buyer.

CHESTERTONS



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: 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

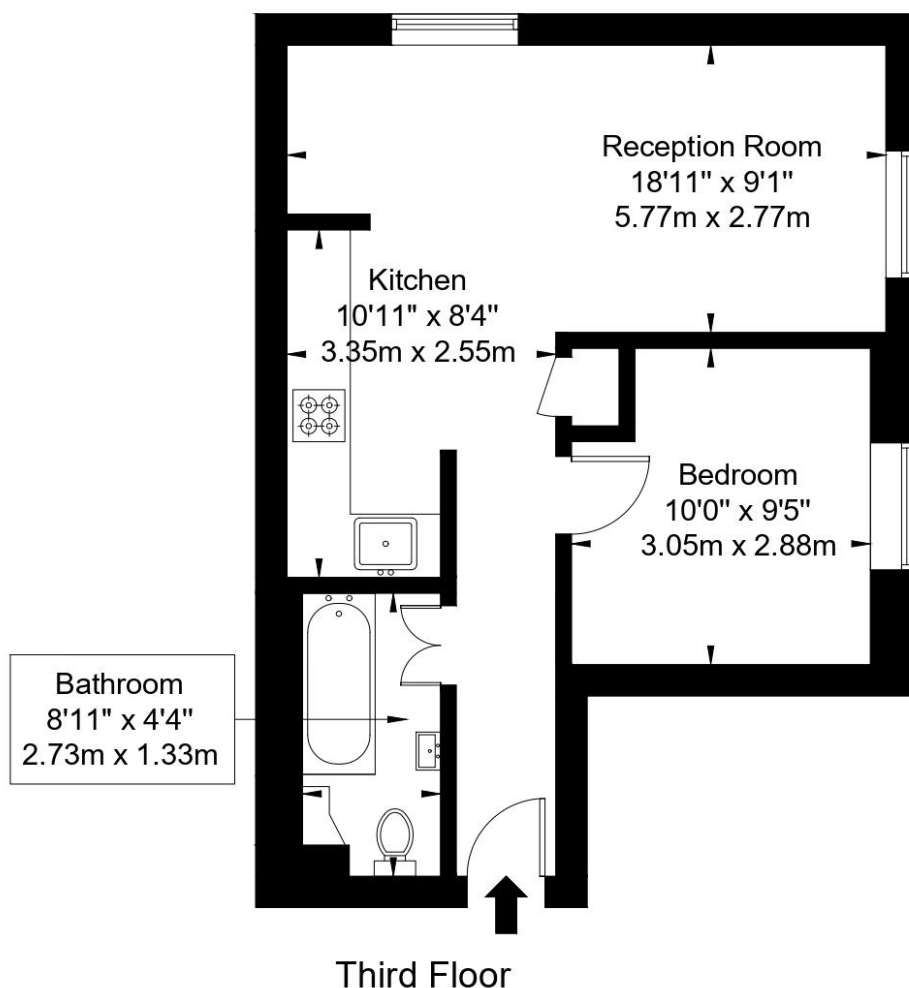
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Belgrave Gardens, NW8 0RE

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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