



# St. James Close

St John's Wood, NW8

Asking Price £695,000

A bright and spacious 2 bedroom apartment situated on the 1<sup>st</sup> floor of this prestigious, portered building off Prince Albert Road.

The apartment, offers well-proportioned accommodation comprising, two double bedrooms, 20ft reception room, kitchen/breakfast room, bathroom and a guest WC.

St James Close, is conveniently located opposite Regent's Park, adjacent to Primrose Hill and within half a mile of the boutiques and restaurants of both St John's Wood High Street and Primrose Hill village.

**CHESTERTONS**





# St. James Close

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- 2 Bedroom Apartment
- Leasehold
- 905 sq. ft.
- Porter
- Lift
- Opposite Regent's Park



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**Tenure:** Leasehold  
**Service Charge:** £9,264pa  
**Ground Rent:** £25pa  
**Local Authority:** City of Westminster  
**Council Tax Band:** F

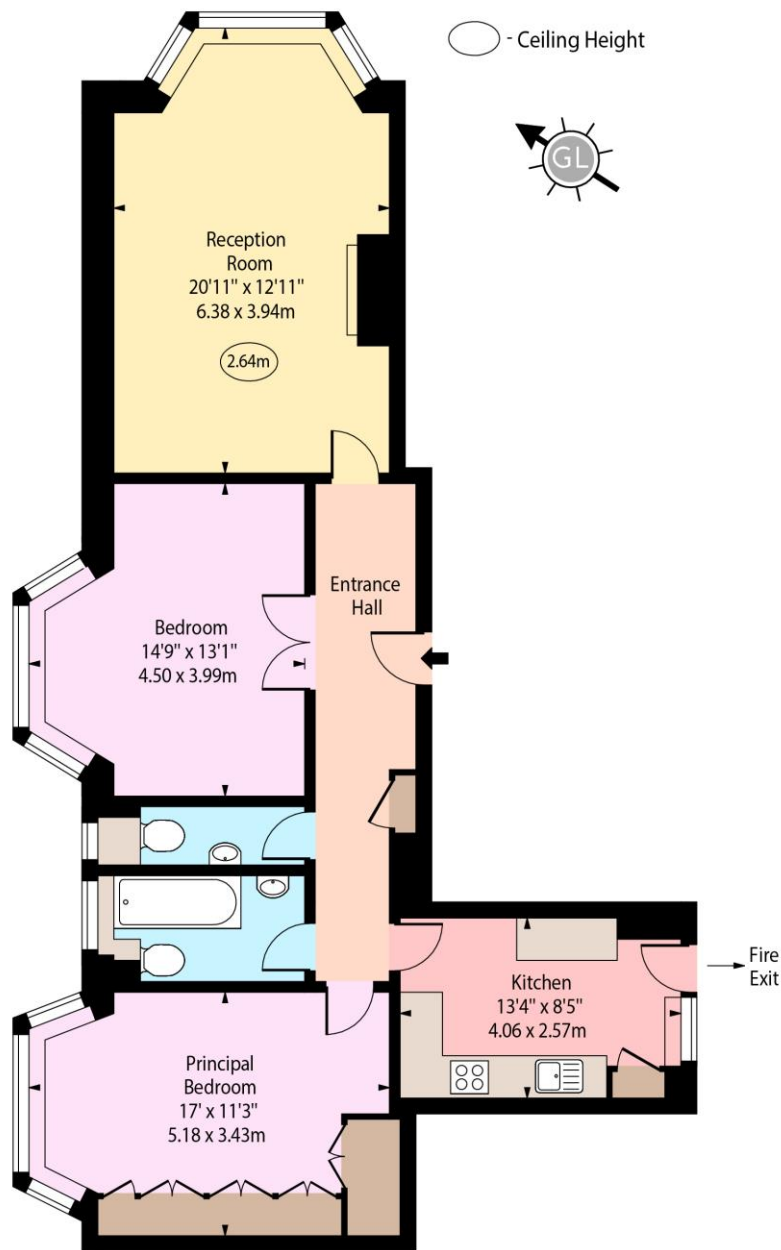
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	77 C
39-54	E		
21-38	F		
1-20	G		

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

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St. James Close,  
St John's Wood, NW8



First Floor

Approx Gross Internal Area 905 Sq Ft - 84.07 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.  
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

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

Produced for Chestertons

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