



# Belgrave Gardens

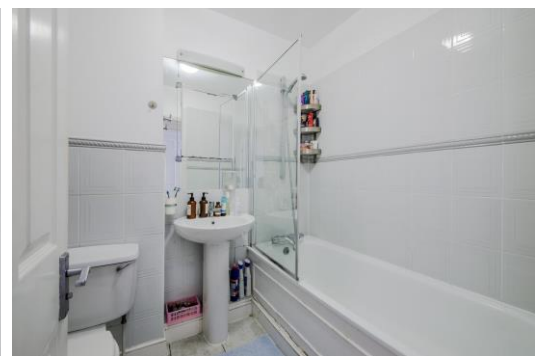
St John's Wood, NW8

Asking Price £625,000

Sole Agent. A bright and spacious 2 bedroom apartment on the raised ground floor of this beautiful period conversion.

The apartment is offered in good decorative condition and has a fantastic 15ft reception room with a bay window and 2.9m ceiling height, 2 double bedrooms, fitted kitchen and a bathroom.

The property 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).



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St John's Wood, NW8

- 2 Bedroom Apartment
- Leasehold
- 627 sq. ft.
- 2.9m Ceiling Height
- Close to Shops



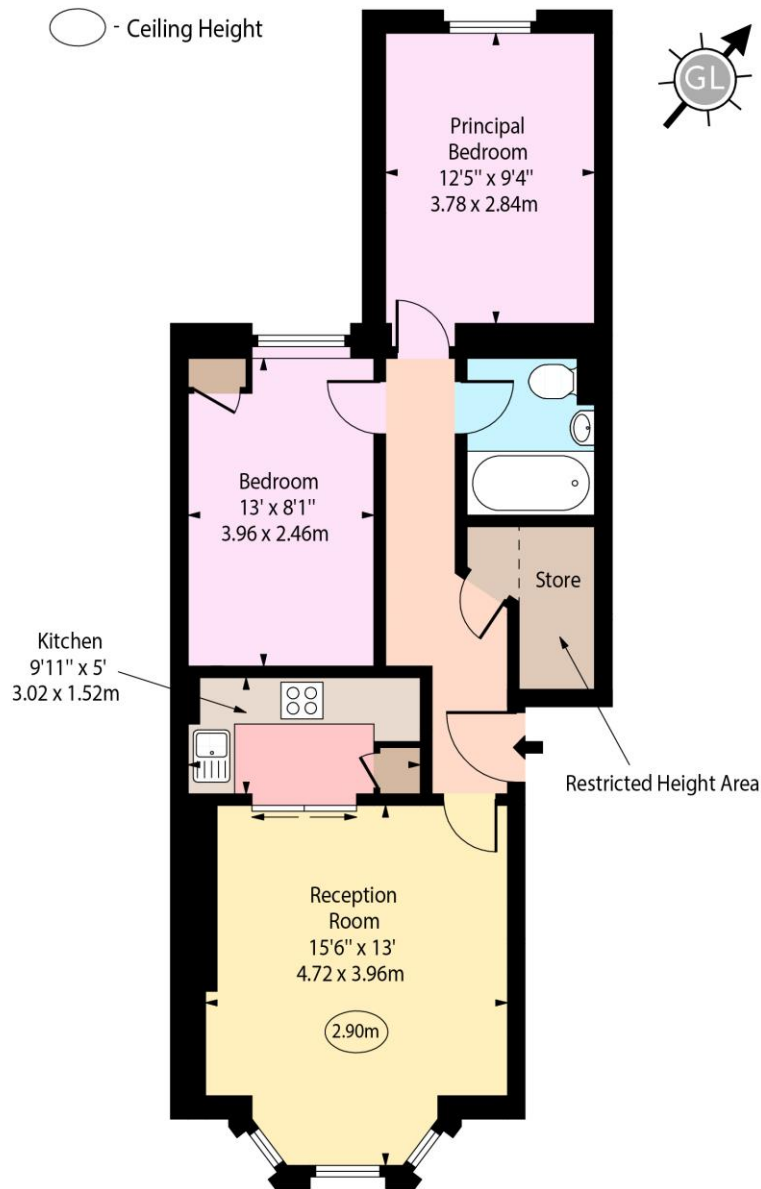
**Tenure:** Leasehold  
**Service Charge:** £3,672pa  
**Ground Rent:** £200pa  
**Local Authority:** City Of Westminster  
**Council Tax Band:** G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	91 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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## Belgrave Gardens, NW8



Upper Ground Floor

Approx Gross Internal Area 605 Sq Ft - 56.20 Sq M

Approx. Floor Area Including Restricted Heights 627 Sq Ft - 58.25 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.

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