



Reynolds House

Wellington Road, NW8

Asking Price £625,000

Sole Agent. A spacious 2-bedroom apartment located on the ground floor of this popular building in the heart of St John's Wood.

The apartment is offered in good decorative condition throughout and has a 16ft double aspect reception room with beautifully restored parquet flooring.

Reynolds House is superbly located only moments from St John's Wood Underground station (Jubilee Line) and the High Street with its many restaurants and coffee shops.

CHESTERTONS



Reynolds House

Wellington Road, NW8

- 2 Bedroom Apartment
- Leasehold
- 674 sq. ft.
- Good Condition
- Very Close to Tube & Shops



Tenure: Leasehold

Service Charge: £4,300pa (Includes CH & HW)

Ground Rent: £10pa

Local Authority: City of Westminster

Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)		
C (69-80)		75
D (55-68)	58	
E (39-54)		
F (21-38)		
Not energy efficient - higher running costs		
G (1-20)		
England, Scotland & Wales		EU Directive 2002/91/EC

Chestertons St John's Wood Sales

105 St. John's Wood Terrace

London

NW8 6PL

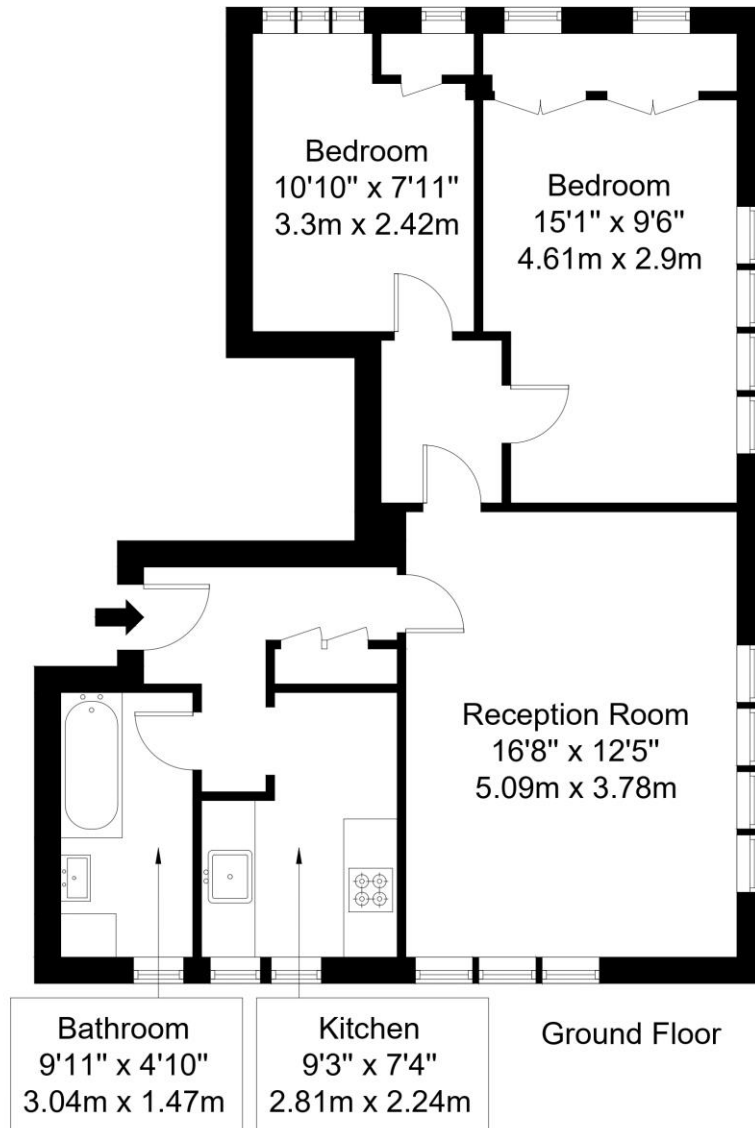
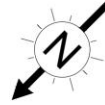
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Approx Gross Internal Area = 62.6 sq m / 674 sq ft



Ref :

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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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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