



# Charlbert Court

Eamont Street, NW8

Asking Price £625,000

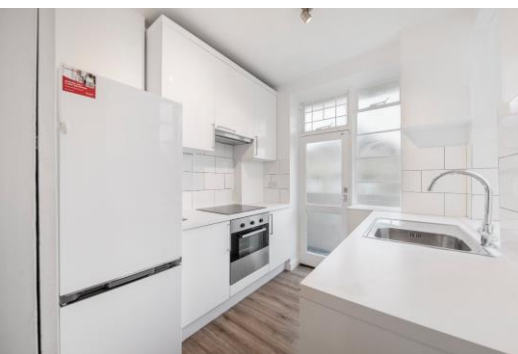
A well presented bright two bedroom apartment set on the third floor of a popular purpose built block, within close proximity to Regent's Park and St John's Wood High Street.

Offering over 630 sq ft of lateral space, the property comprises of two double bedrooms, a large reception room with an abundance of natural light, a south facing fitted kitchen with modern fixtures and a large entrance hall that can be utilised as a dining area.

Located just off of St John's Wood High Street, and within close proximity to St John's Wood Underground Station (Jubilee line).

**CHESTERTONS**





# Charlbert Court

Eamont Street, NW8

- Over 630 sq ft.
- 2 Bedrooms and 1 Bathroom
- Recently refurbished
- Close proximity to Regent's Park
- Share of Freehold



**Tenure:** Share of Freehold  
**Service Charge:** £5664.2 pa  
**Ground Rent:** £100 pa  
**Local Authority:** City of Westminster  
**Council Tax Band:** D

| Energy Efficiency Rating                          |         |           |
|---------------------------------------------------|---------|-----------|
|                                                   | Current | Potential |
| Very energy efficient - lower running costs       |         |           |
| A (94-100)                                        |         |           |
| B (81-93)                                         |         |           |
| C (69-80)                                         | 71      | 80        |
| D (55-68)                                         |         |           |
| E (39-54)                                         |         |           |
| F (21-38)                                         |         |           |
| G (1-20)                                          |         |           |
| Not energy efficient - higher running costs       |         |           |
| England, Scotland & Wales EU Directive 2002/91/EC |         |           |

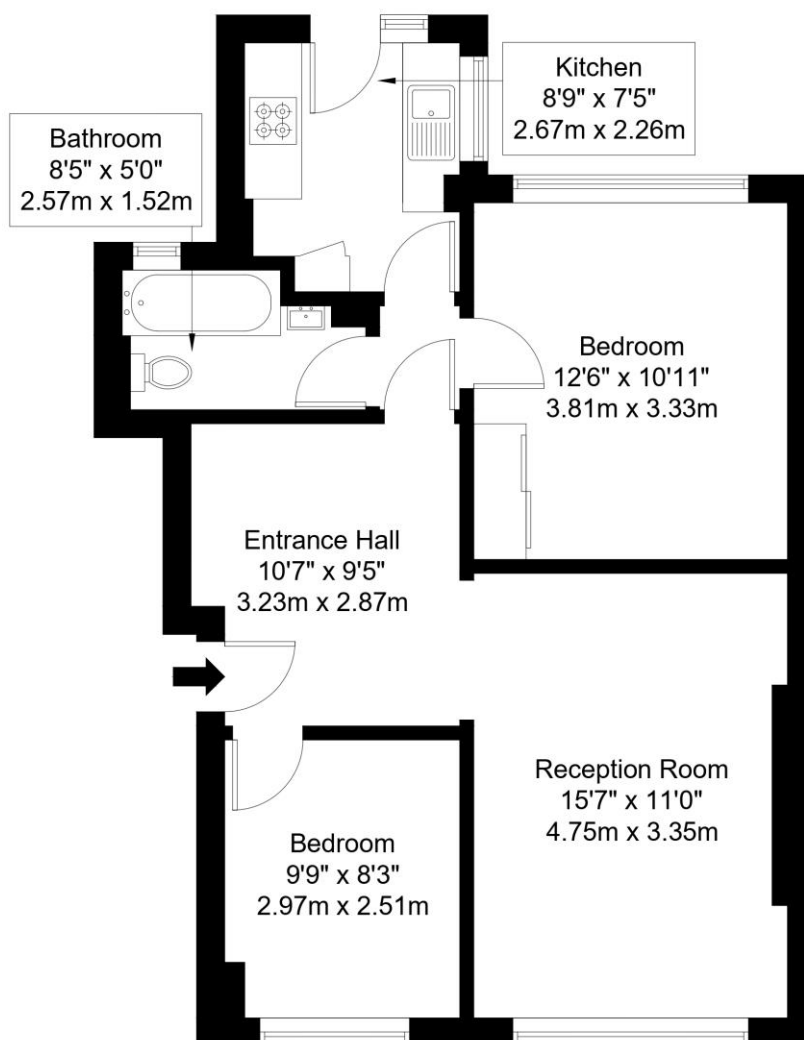
### *Chestertons St John's Wood Sales*

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# Charlbert Court, NW8 7DA

Approx Gross Internal Area = 59.4 sq m / 639 sq ft



Third Floor

Ref :

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**B L E U  
P L A N**

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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