



# Cavendish House

21 Wellington Road, NW8

Asking Price £1,350,000

Sole Agent. An extremely spacious 3-bedroom, 2-bathroom apartment set on the 3<sup>rd</sup> floor (with lift) of this popular portered building.

The property is offered in good decorative condition throughout and has a very spacious 22ft reception/dining room which is ideal for entertaining. The principal bedroom has a walk-in wardrobe and large en suite bathroom. The apartment benefits from an allocated parking space.

Cavendish House is a modern building located less than 400m from both St John's Wood High Street and the Underground station (Jubilee Line).

**CHESTERTONS**





# Cavendish House

## 21 Wellington Road, NW8

- 3 Bedroom, 2 Bathroom Apartment
- Share of Freehold
- 1,270 sq. ft.
- Parking Space
- Porter
- Lift





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**Tenure:** Share of Freehold 964 years 9 months

**Service Charge:** £12,748pa (Includes £1,878pa into the sinking fund and £712pa for the parking).

**Ground Rent:** £0

**Local Authority:** Westminster

**Council Tax Band:** G

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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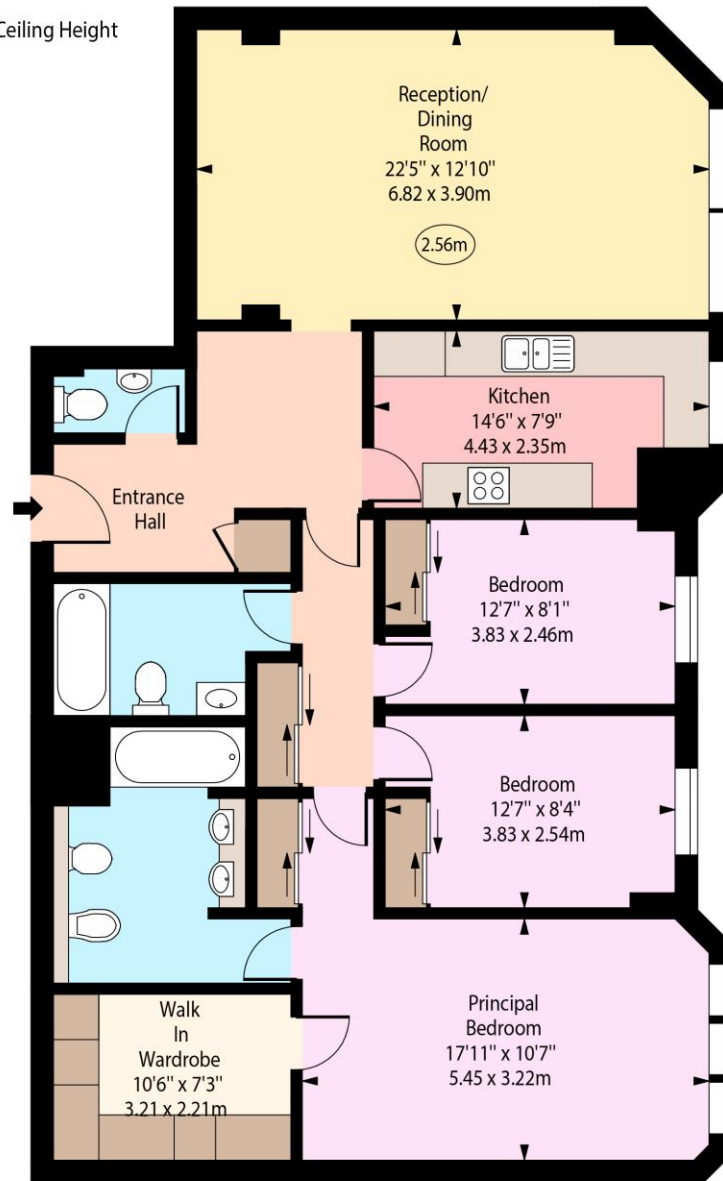
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Cavendish House,  
Wellington Road,  
St John's Wood, NW8

○ - Ceiling Height



Third Floor

Approx Gross Internal Area 1270 Sq Ft - 117.98 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. Not To Scale.

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

Produced for Chestertons

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