



## NW8

- A Lavish 3 Bedroom Apartment For Sale
- 3 Bathroom/Shower Rooms (2 En-Suites)
- Excellently Presented
- Quiet Residential Road
- Private Roof Terrace with Excellent Views

## Council Tax: G

- Communal Garden
- 144 Year Lease
- Lift Access
- Excellent Amenities
- This property produces 2.4 tonnes of CO2



# Garden Court, St. Johns Wood

## DESCRIPTION

Welcome to this stunning apartment on Garden Road in St. Johns Wood, London. This property boasts a spacious layout with 1 reception room, 3 bedrooms, and 3 bathrooms, providing ample space for comfortable living.

Spanning across 1,195 sq ft, this apartment offers a generous living area perfect for entertaining guests or relaxing with family. One of the highlights of this property is the private roof terrace, where you can enjoy excellent views of the surrounding area while sipping your morning coffee or hosting a delightful evening gathering.

Situated in a prime location, this apartment is conveniently close to the iconic Lords Cricket Ground, making it a dream come true for cricket enthusiasts. Additionally, the proximity to Regents Park offers a tranquil escape from the hustle and bustle of city life, providing a perfect spot for leisurely strolls or picnics on sunny days.

Recently decorated, this apartment exudes a fresh and modern feel, ready for you to move in and make it your own. Don't miss out on the opportunity to own or rent this fantastic property in one of London's most sought-after areas. Contact us today to arrange a viewing and experience the charm of this beautiful apartment on Garden Road.

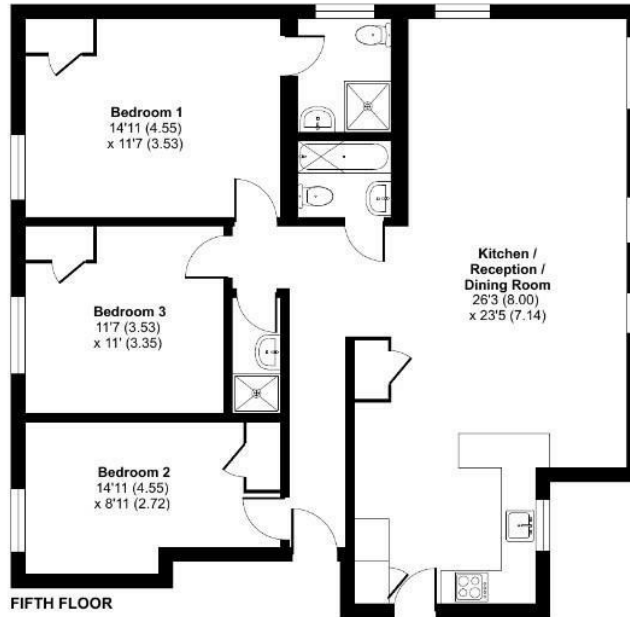
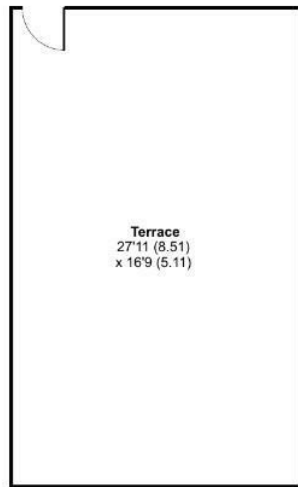




# Garden Court, Garden Road, London, NW8

Approximate Area = 1118 sq ft / 103.8 sq m

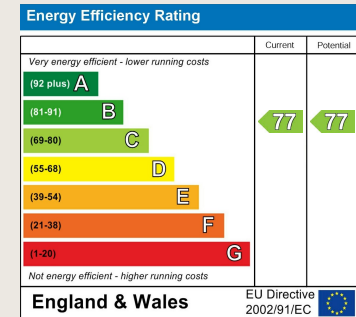
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Hunters, Camden. REF: 1151703

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### MATERIAL INFORMATION

**Tenure: Leasehold**  
**Lease Years Remaining: 144 Years**  
**Annual Ground Rent: £100**  
**Rising to: £3200**  
**Service Charge: £5000 approx.**  
**Shared Ownership: No**

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