



Lyons Place

St John's Wood, NW8

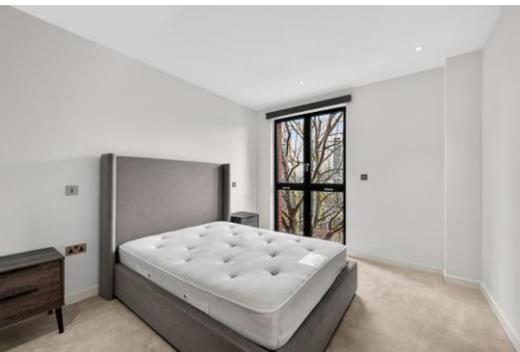
Asking Price £625,000

Sole Agent. A superbly presented one-bedroom apartment set between St John's Wood and Little Venice. Extending to approximately 612 sq. ft, the apartment is offered in excellent condition throughout and benefits from a generous private balcony, ideal for outdoor dining or relaxation.

The property features a luxury fitted kitchen with high-quality finishes, a stylish contemporary bathroom, and a well-proportioned bedroom with ample storage. The living space is bright and well laid out, creating a modern yet comfortable home.

Residents enjoy the services of a concierge, and parking is available by separate agreement. This apartment would make an ideal home or investment in one of London's most sought-after locations.

CHESTERTONS



Lyons Place

St John's Wood, NW8

- One Bedroom Luxury Apartment
- 992 Year Leasehold
- 612 sq. ft.
- Concierge
- Balcony
- Lift



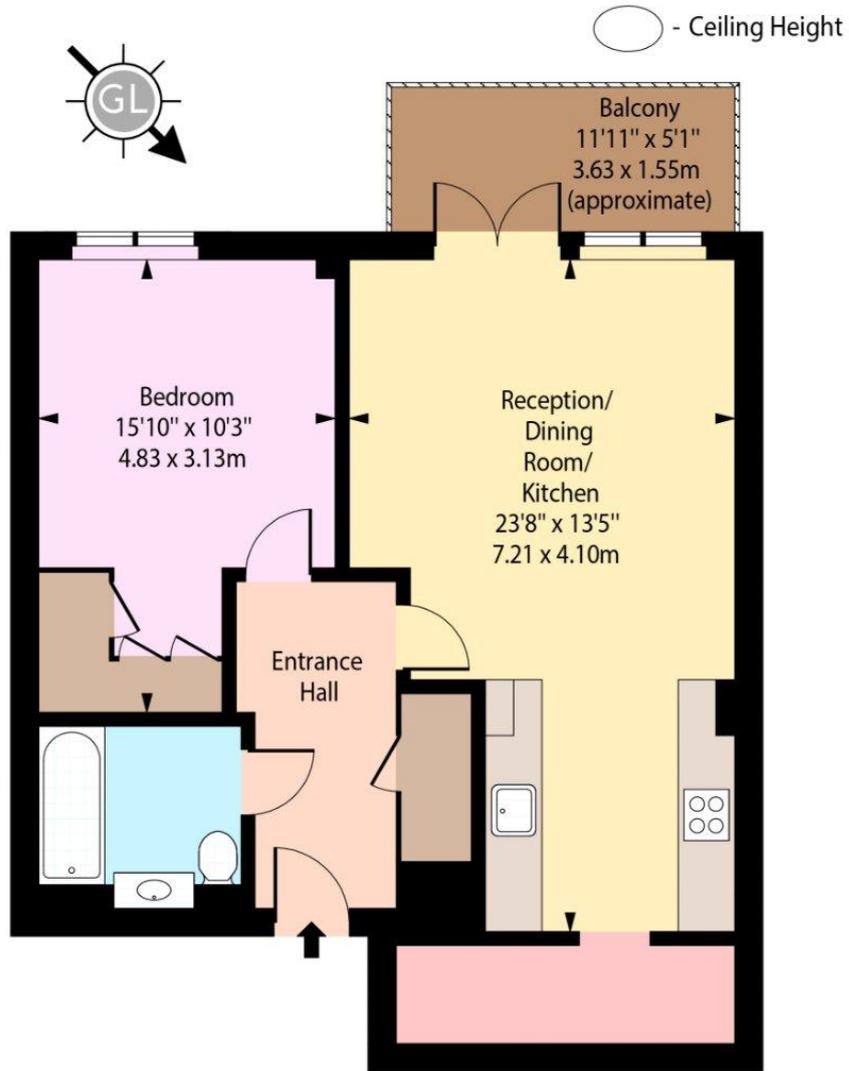
Tenure: Leasehold
Service Charge: £5,654pa
Ground Rent: £0
Local Authority: Westminster
Council Tax Band: F

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

Chestertons St John's Wood Sales

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Second Floor

Approx Gross Internal Area

612 Sq Ft - 56.85 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.

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Produced for Chestertons

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