St John's Wood Court St John's Wood Road

St John's Wood | London | NW8 8QS

Price Guide £1,175,000

greenstone fisher

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A stunning apartment located on the third floor (lift) of this prestigious red brick mansion style building and arranged over 979 sq ft / 90.95 sq m. Offered in excellent decorative condition throughout with wide solid wood strip floors and modern kitchen and bathrooms.

The property comprises large entrance hall, impressive living room with a good ceiling height and ornamental balcony, 2 bedrooms and 2 bathrooms.

St John's Wood Court benefits from 24hour porterage and is located opposite Lord's Cricket Ground and within 0.4mls from St Johns Wood High Street with its boutiques, cafes and restaurants. 0.6mls from St John's Wood Tube Station (Jubilee Line). An allocated off street parking space (forecourt) may be available by separate negotiation.

Leasehold: Approx 957 years remaining + Share of Freehold
EPC - C
Service Charge - Circa £10,600 per annum to include reserve fund
Council Tax Band F - £1,469.26 pa (2025/2026)

- Period Mansion Building
- Large Living Room
- 2 Bathrooms
- Balcony
- Lords Cricket Ground
- 24/7 Porterage
- 2 Bedrooms
- Kitchen
- Lift
- Very Long Leasehold

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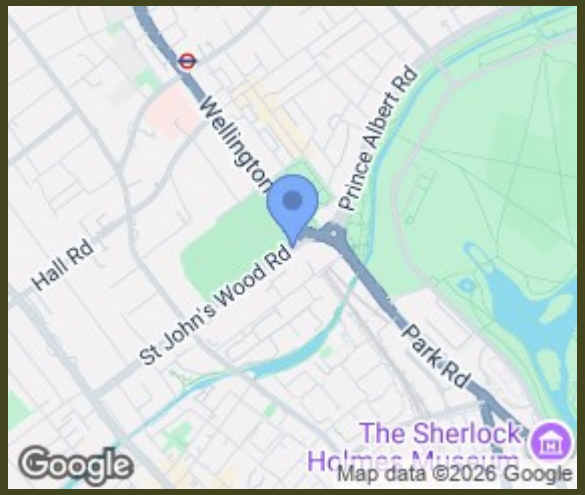
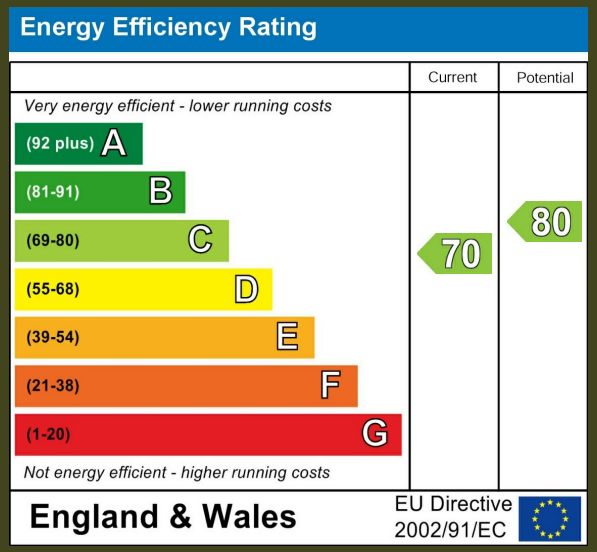




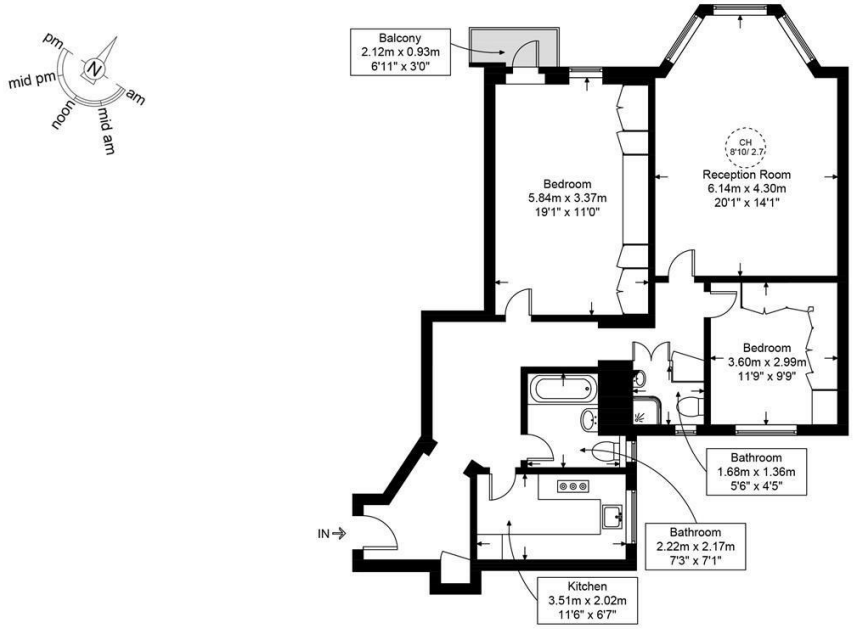
Share of Freehold

Council Tax Band **F**

EPC Rating **C**

IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

St John's Wood Court, NW8 **Approximate Gross Internal Area** = 979 sq ft / 90.95 sq m



Third Floor

PRIME PERSPECTIVES

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer

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