



# Walsingham St. John's Wood Park

St. John's Wood | London | NW8 6RL

Price Guide £1,850,000



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A superb three bedroom apartment arranged over 1,316 sq ft /122 sq m and located on the 10th floor of this modern, portered building with far reaching westerly views from most rooms and the balcony.

Walsingham is part of Queensmead, a private development of apartments and town houses and benefits from 24/7 portage and landscaped communal gardens. Parking permits are available for residents' parking as well as a single lock-up garage.

Walsingham/Queensmead is conveniently located within 750m from both St John's Wood Underground Station (Jubilee Line) and High Street with all its amenities, restaurants and coffee houses.

3 Bedrooms : Ensuite Bathroom : Separate Shower Room : Large Reception Room : Kitchen : Balconies : 24/7 Portage : Lifts : Single Lock-up Garage : Residents Parking : Communal Gardens

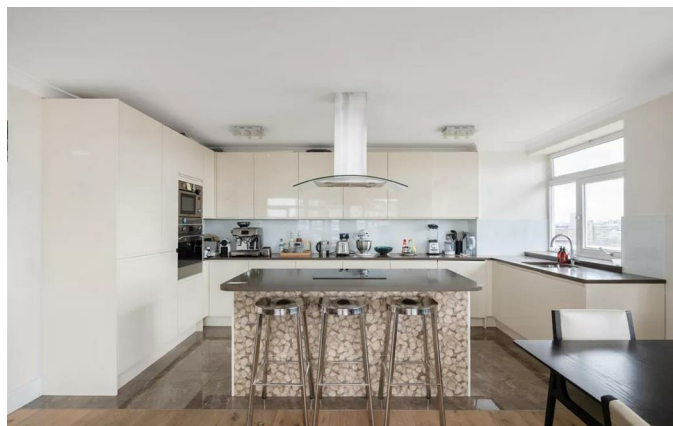
Camden Council: Tax Band G

EPC - E

Service charge - approx £19,000 pa (including reserve fund)

Tenure: Approx 148 years remain

- Large Living Room
- Modern Fitted Kitchen
- 2 Bathrooms
- Lifts
- CCTV
- Balconies
- 3 Bedrooms
- 10th Floor with stunning views
- 24/7 Portage
- Garage

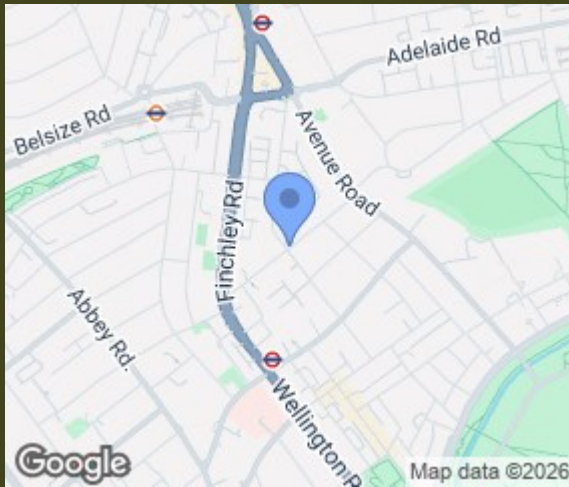


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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Leasehold

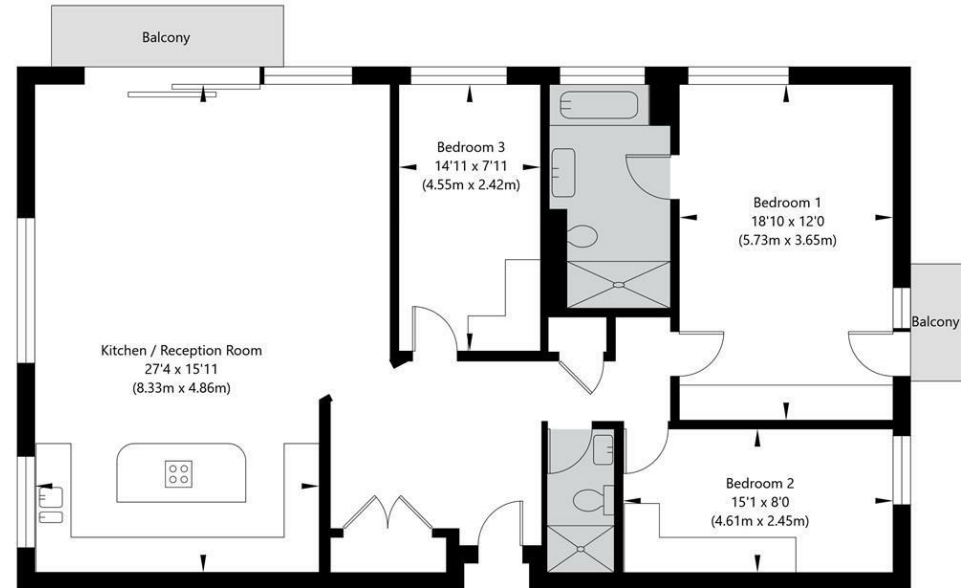
Council Tax Band G

EPC Rating

**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).

## Walsingham, Queensmead, London NW8 6RL

Tenth Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 122.32 SQ M / 1316 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 122.32 SQ M / 1316 SQ FT

THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND NOT TO SCALE.



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