



Lords View II

St. John's Wood Road, NW8

Asking Price £800,000

Joint Sole Agent. A spacious and exceptionally bright 7th floor apartment enjoying open views and an allocated parking space, ideally positioned directly opposite the world-renowned Lord's Cricket Ground.

This well-proportioned two-bedroom residence offers an exciting opportunity to personalise and enhance, featuring an impressive 29ft reception/dining room that provides an abundance of natural light and ample entertaining space. A private balcony extends the living area and benefits from far-reaching views, while the dual-aspect layout, with windows to both the front and side, creates a wonderful sense of light and openness throughout.

Additional accommodation includes a separate fitted kitchen, a guest cloakroom, and two comfortable bedrooms.

The development is well maintained and offers the services of a daytime porter. The excellent amenities of St John's Wood High Street, St John's Wood Underground station (Jubilee Line), and the extensive open spaces of Regent's Park are all located within approximately one mile, making this an ideal home for both owner-occupiers and investors alike.

CHESTERTONS



Lords View II

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- 2 Bedroom Apartment
- 910 sq. ft.
- Share of Freehold
- Balcony
- Porter
- Parking Space
- Opposite Lord's



Tenure: Share of Freehold
Service Charge: £6,822pa
Ground Rent: £0
Local Authority: Westminster
Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	91 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

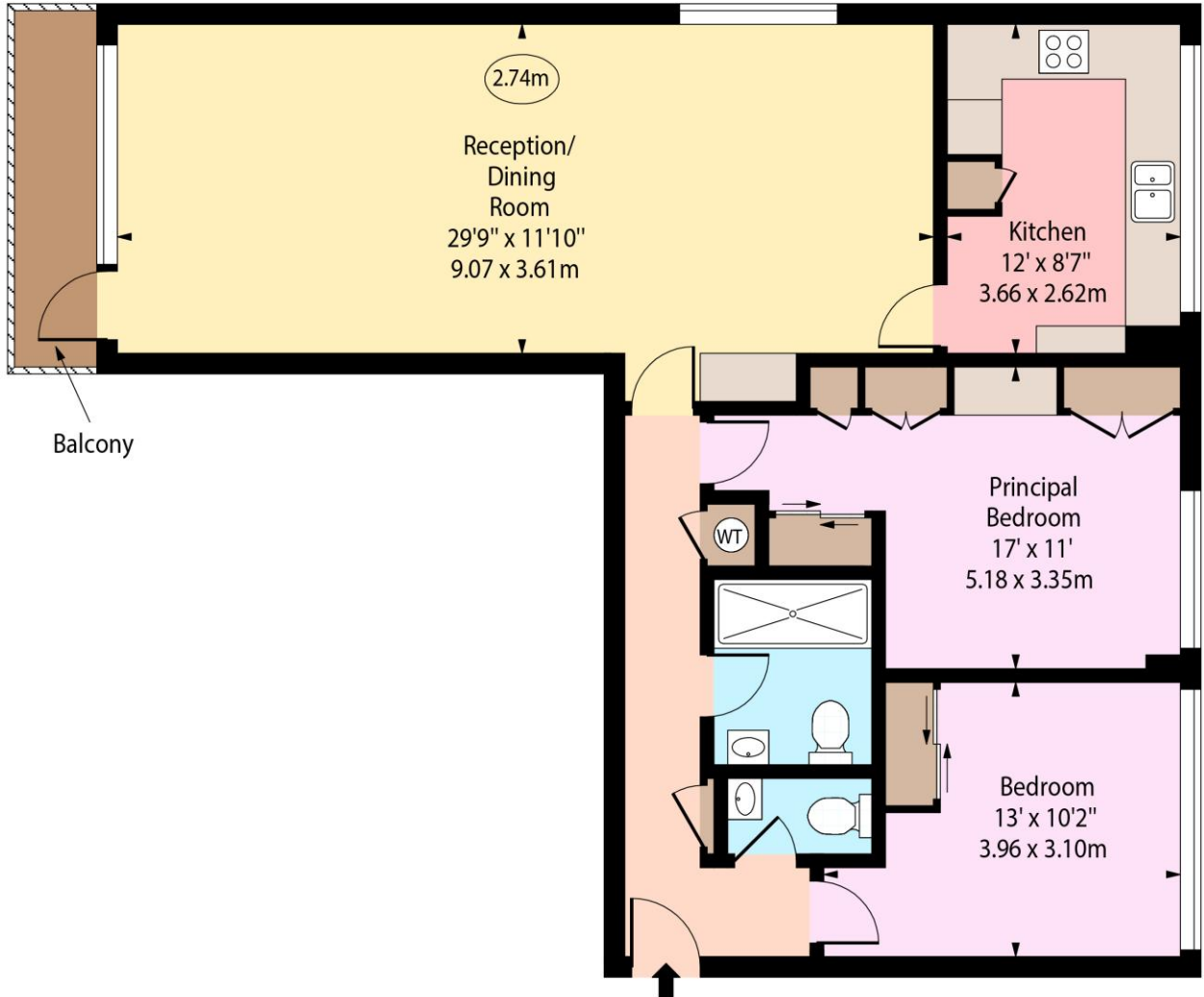
Chestertons St John's Wood Sales

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Lords View II,
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○ - Ceiling Height



Seventh Floor

Approx Gross Internal Area 910 Sq Ft - 84.54 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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