

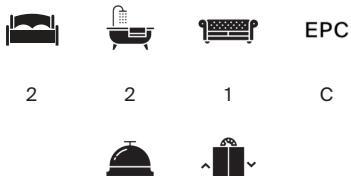


TEMPLAR COURT,  
St John's Wood NW8



# LOCATED IN TEMPLAR COURT

This beautifully presented two bedroom, fifth-floor apartment offers luxurious living in the heart of St John's Wood. The property features a spacious reception room with wood flooring and a modern, fully fitted kitchen.



Local Authority: City of Westminster

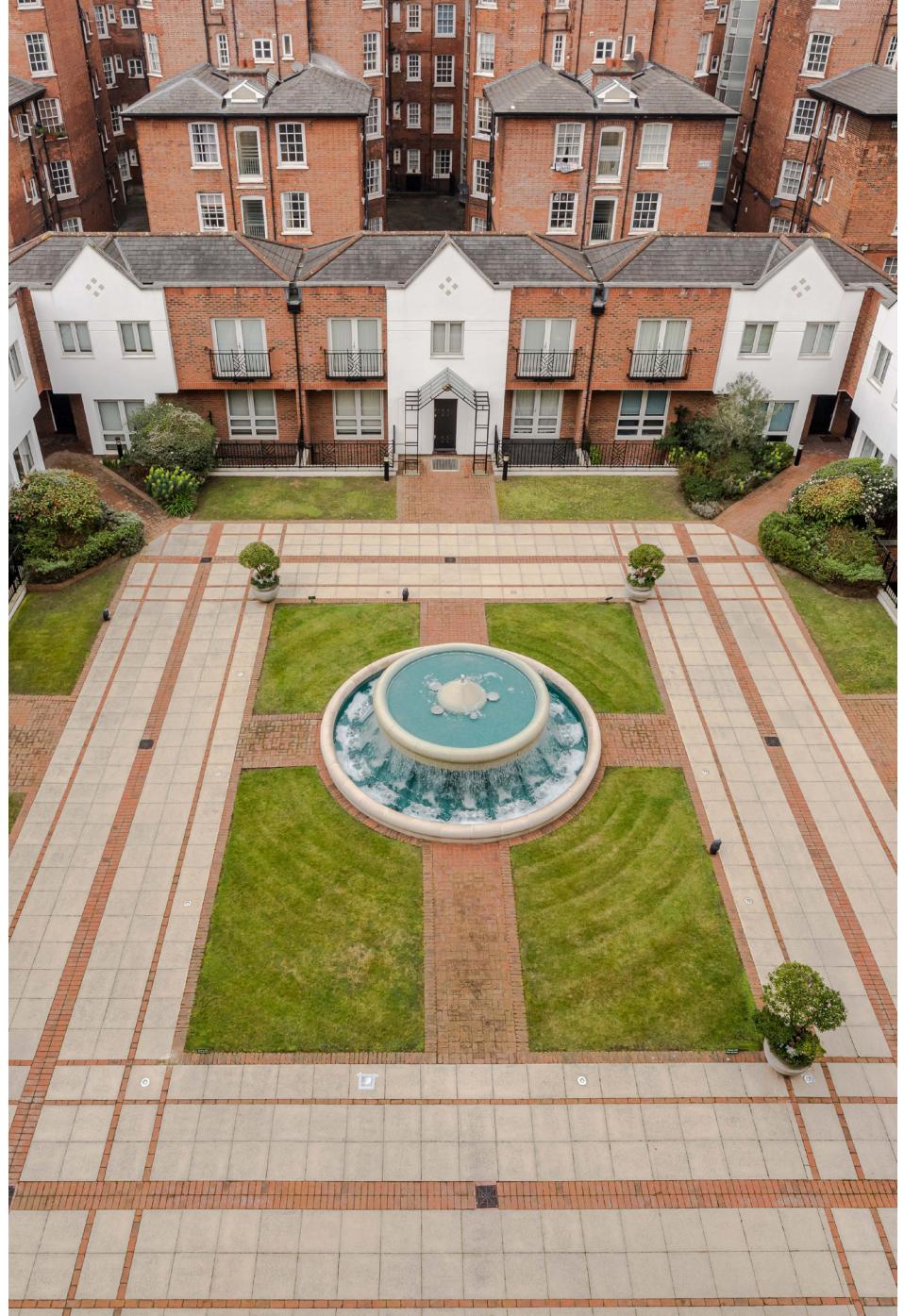
Council Tax band: G

Tenure: Leasehold with 971 years remaining

Ground rent: £200 per annum\*

Service charge: £8,799 per annum\*

Asking Price: £995,000



## TEMPLAR COURT, ST JOHN'S WOOD ROAD NW8

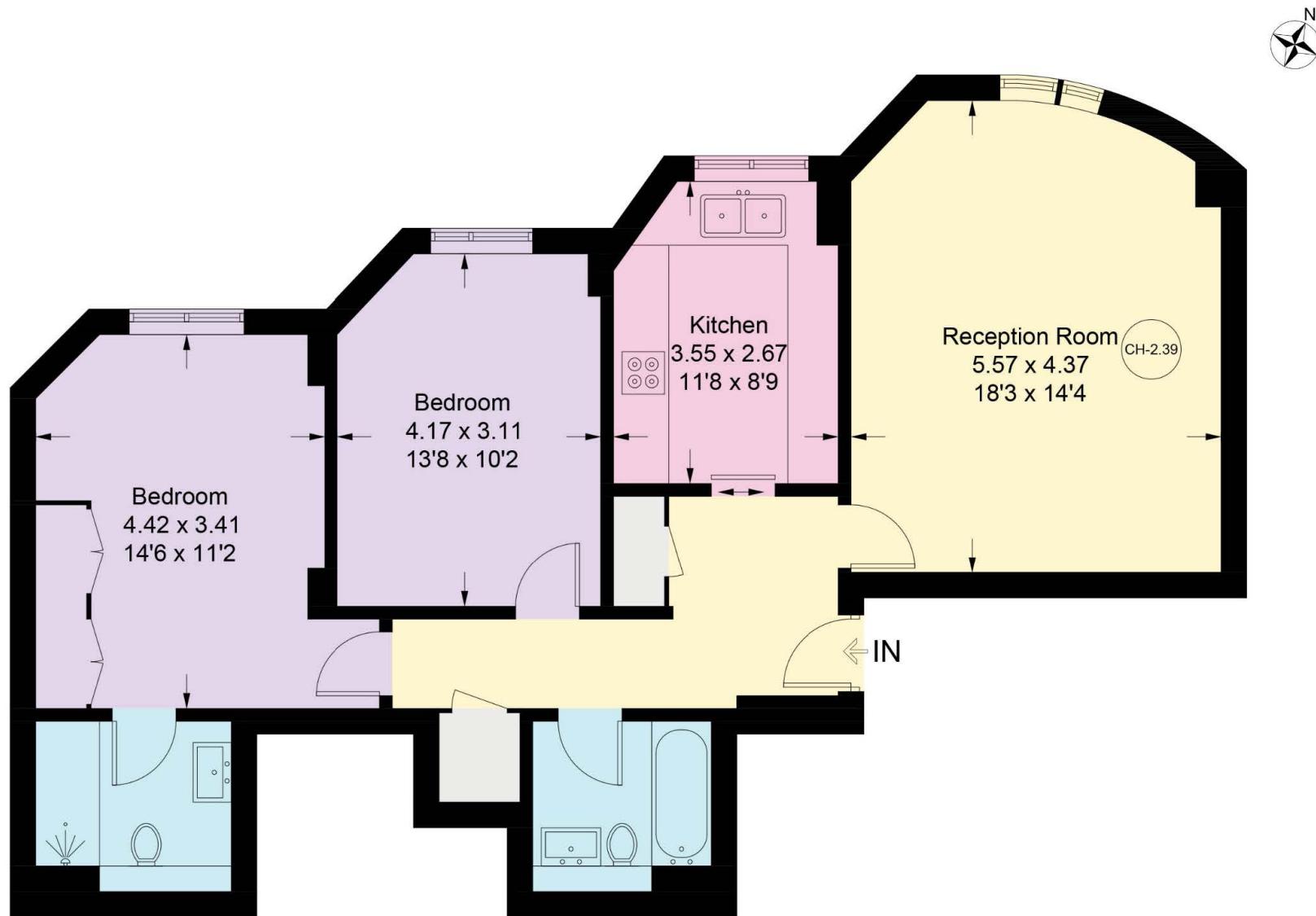
There are two well-proportioned bedrooms, including a principal suite with fitted wardrobes and an en suite shower room. There is also a separate bathroom off the main hallway. Finished to a high standard, the apartment benefits from ample storage and residents enjoy the convenience of a concierge and access to well-maintained communal areas.

St John's Wood offers a plethora of shops, restaurants and boutiques on Clifton Road 0.2 miles and St John's Wood High Street (0.5 miles). It also has excellent transport links to the West End and City, with St John's Wood Underground Station (Jubilee Line) within 0.6 miles and Warwick Avenue Underground Station (Bakerloo Line) within 0.5 miles.

\*Please note that we have been unable to confirm the next review dates for the service charge/ground rent. You should ensure that you or your advisors make your own inquiries.







## Fifth Floor

Approximate Gross Internal Area = 82.8 sq m / 891 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

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