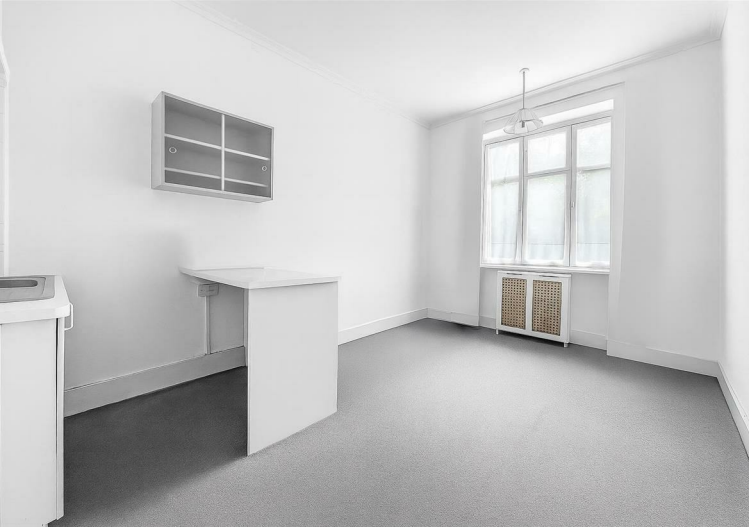




## 6 Hall Road, St John's Wood, NW8 £195,000 Subject to contract

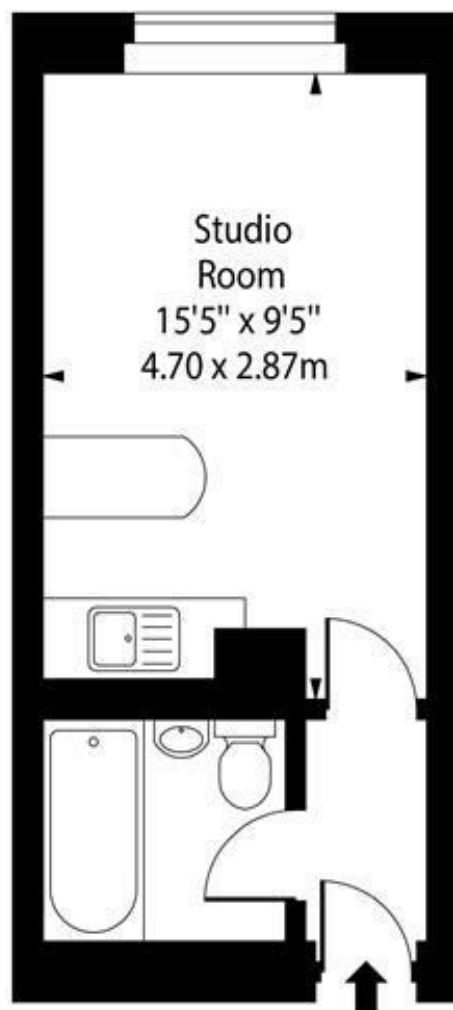
An UNMODERNISED studio apartment arranged over 205sqft / 19.05sqm and overlooking the communal roof gardens. The apartment is located on the ground floor of this well maintained portered block in the heart of St John's Wood. Once refurbished, the property would be ideal as a pied-a-terre or rental investment. William Court benefits from 24 hour portorage, a beautiful entrance lobby, two passenger lifts, communal roof garden for use by the residents and communal heating and hot water. The building is located on Hall Road, within 0.5mls from both St John's Wood Underground Station (Jubilee Line) and Maida Vale Underground Station (Bakerloo Line) and within 0.6mls from St John's Wood High Street with its numerous cafes and boutiques.





William Court,  
Hall Road, NW8 9PB

○ - Ceiling Height



Ground Floor

Approx Gross Internal Area      205 Sq Ft - 19.04 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

Measured according to the RICS  
For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

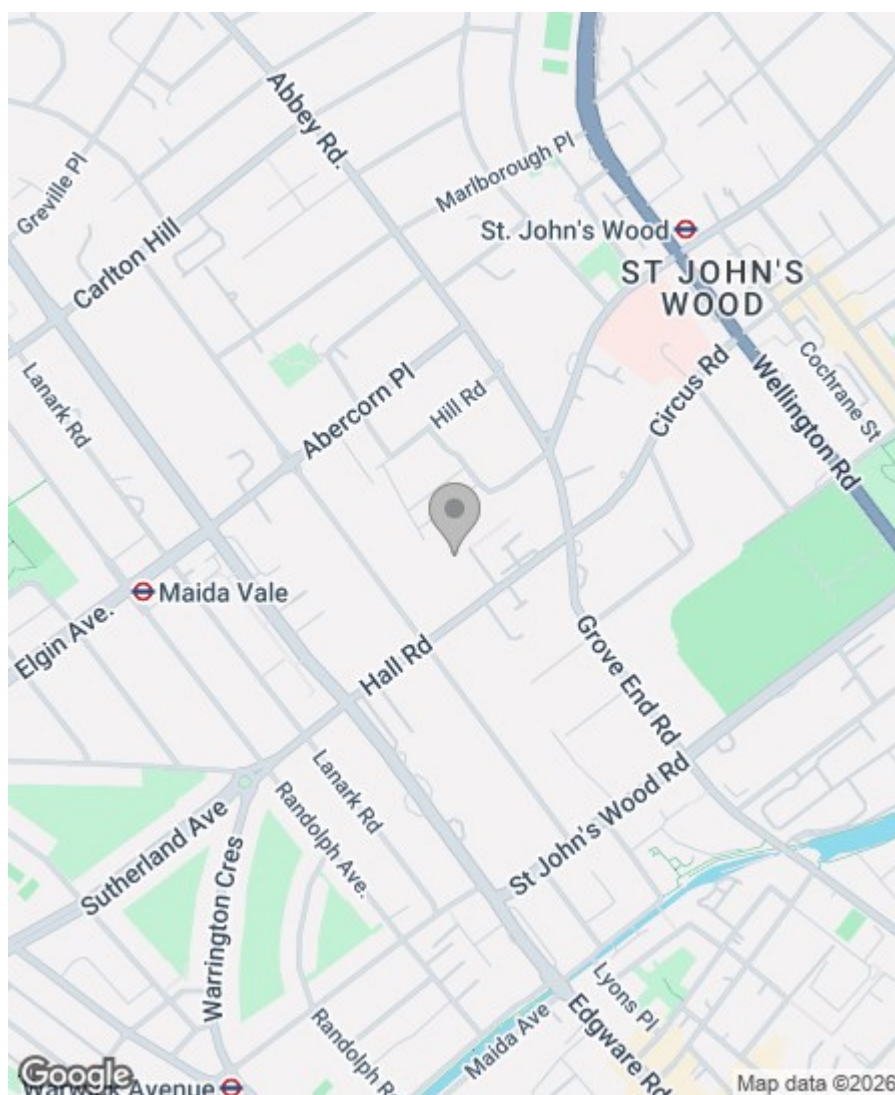
Ref. No. 028589K

## Property Overview


Location	St John's Wood, NW8
Price	£195,000
Bedrooms	0
Bathrooms	1
Receptions	1
Tenure	Leasehold
Council	Westminster
Tax Band	A
Current Ground Rent	£225 per annum
Service Charge	£3,625 per annum
Term	Approx 96 years remaining

## Key Features

- Unmodernised
- Studio Flat
- 24/7 Porterage
- Communal Roof Garden
- Communal Heating and Hot Water



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	<b>72</b>	<b>73</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Greenstones Estates Ltd  
Registered in England & Wales  
Registered Office:  
5 West Court, Enterprise Road,  
Maidstone, Kent ME15 6JD

Company Registered number  
03513585

Trading address  
83 Boundary Road, St John's Wood,  
London NW8 0RG

We are members of



**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).