



Queens Court

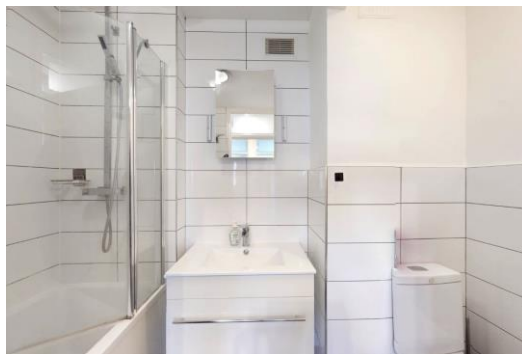
4-8 Finchley Road, NW8

Offers in excess of £800,000

A well-presented 2-bedroom apartment situated on the 3rd floor of this modern block in the heart of St John's Wood.

The property comprises a 19ft south facing reception room, separate kitchen, 2 double bedrooms and a bathroom. Further benefits include a garage, day porterage, communal garden and 2 passenger lifts.

Queens Court is located moments away from St John's Wood Underground station (Jubilee Line).



Queens Court

4-8 Finchley Road, NW8

- 2 Bedroom Apartment
- Long Leasehold
- 948 sq. ft.
- Garage
- Porter
- Close to Tube



Tenure: Leasehold

Service Charge: £12,174pa (Includes £1,131pa into the sinking fund).

Ground Rent: £0

Local Authority: Westminster

Council Tax Band: F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)		
C (69-80)	75	77
D (55-68)		
E (39-54)		
F (21-38)		
Not energy efficient - higher running costs		
G (1-20)		
England, Scotland & Wales EU Directive 2002/91/EC		

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Queens Court, NW8

Total Gross Area: 948 ft² ... 88.0 m² (excluding Garage)
* C.H : Ceiling Height

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

