



Blazer Court

28a St. John's Wood Road, NW8

Asking Price £785,000

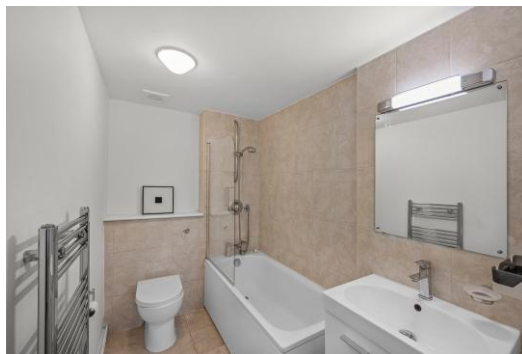
Sole Agent. Situated within a modern, well-maintained development directly opposite the iconic Lord's Cricket Ground, this well-presented two-bedroom, two-bathroom apartment offers bright and contemporary living in a highly desirable location.

The property comprises a spacious reception and dining area with access to a private balcony, providing an ideal setting for both relaxation and entertaining. The separate kitchen is fitted with modern units and integrated appliances.

The accommodation includes two well-proportioned bedrooms, with the principal bedroom benefiting from an en suite bathroom, in addition to a separate family bathroom.

Further benefits include a secure allocated parking space, a long lease, and the services of a porter, enhancing both convenience and security.

CHESTERTONS



Blazer Court

28a St. John's Wood Road, NW8

- 2 Bedroom 2 Bathroom Apartment
- Long Leasehold
- 858 sq. ft.
- Secure Parking
- Lift
- Porter
- Balcony



Tenure: Leasehold

Service Charge: £7903.84pa (Includes Sinking Fund & Garage SC & SF)

Ground Rent: £0

Local Authority: Westminster

Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons St John's Wood Sales

105 St. John's Wood Terrace

London

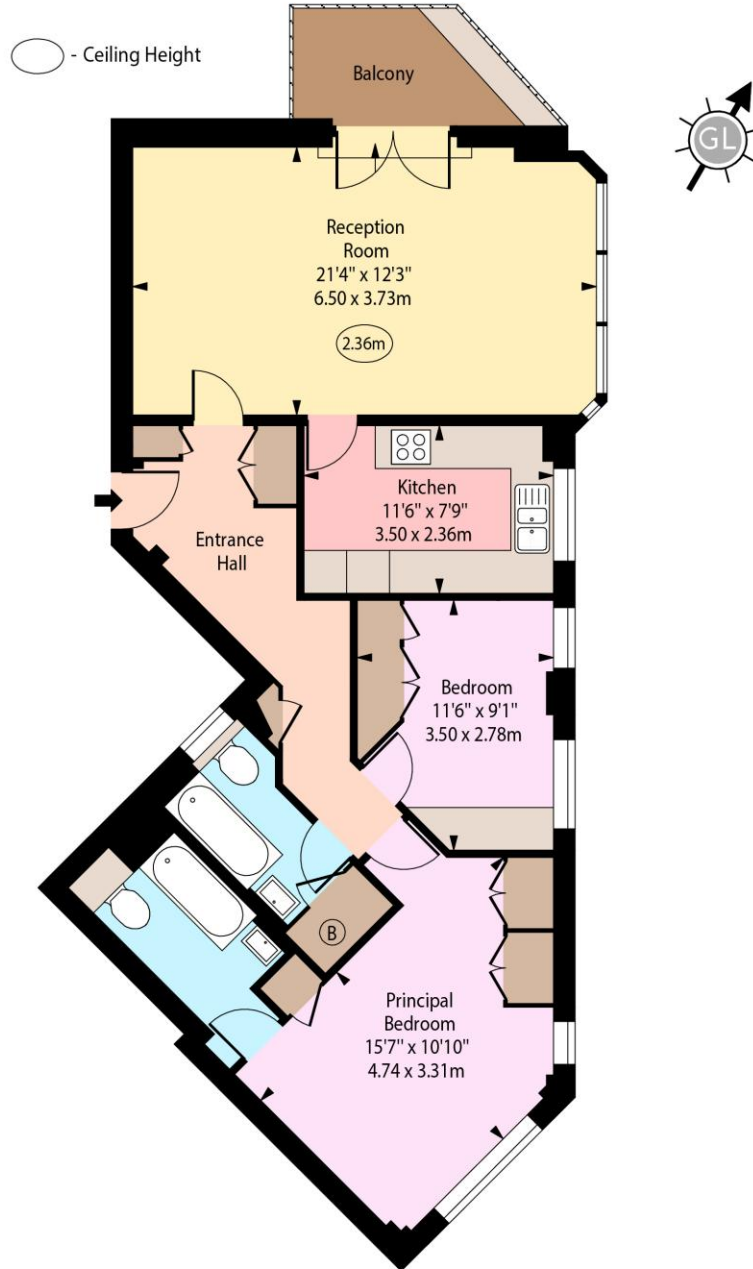
NW8 6PL

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Blazer Court,
St. John's Wood Road, NW8



Fourth Floor

Approx Gross Internal Area 858 Sq Ft - 79.71 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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Produced for Chestertons
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