



VICEROY COURT, PRINCE ALBERT ROAD,
St John's Wood NW8



AN EXCEPTIONAL THREE BEDROOM APARTMENT

Spanning approximately (1,529 sq ft / 142 sq m), and situated on the third floor of this sought-after portered block on Prince Albert Road NW8.



Local Authority: City of Westminster

Council Tax band: G

Tenure: Share of freehold, plus leasehold with approximately 923 years remaining

Ground rent: £80 per annum, reviewed annually. The next review date is 2027.

Service charge: £12,500 per annum (includes hot water + insurance), reviewed annually. The next review date is 2027.

Asking Price: £2,599,000



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This bright apartment is offered in excellent decorative condition throughout and benefits from three well-proportioned double bedrooms (each with an en suite bathroom), a lovely double reception room, and a balcony with direct views towards Regent's Park. Viceroy Court offers 24-hour portering, a passenger lift and a wonderful communal roof terrace with panoramic views across the London skyline. St John's Wood has a distinctly English village feel, yet enjoys a cosmopolitan population and mix of restaurants and shops.

***FIRE SAFETY:** We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice.









(Ceiling Height 2.6 m)

Approximate Gross Internal Area = 142 sq m / 1,529 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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