



Ascot Lodge Greville Place

St John's Wood | London | NW6 5JD

Auction Guide £380,000



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Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £380,000

In excellent condition, this chain-free, spacious apartment offers bright, airy rooms in a small, discreet block off Boundary Road.

Arranged on the second floor, the apartment offers a wonderful double-aspect reception room with a private balcony, a large eat-in kitchen, a newly refurbished bathroom/shower room, and a double bedroom.

The apartment offers a large utility storage cupboard, well-planned accommodation in a small purpose-built block, and is very well located for local amenities.

Ascot Lodge is adjacent to Boundary Village and just off the famous Abbey Road, offering a great selection of cafes, restaurants and convenience stores, with excellent transport links on Abbey Road, with St John's Wood and Maida Vale underground stations within easy access.

EPC - C
Leasehold - 125 years from 1998 (97 years remain)
Service Charge - £1517.13 pa
Ground Rent £10 pa
Camden Council Tax Band - £1,563.77
Currently rented at £24,000 pa. Potential vacant possession if required.

It is a mandatory requirement for a Sales or Lettings Agent to be part of a redress scheme, we have membership with The Property Ombudsman (a Government-approved redress scheme).



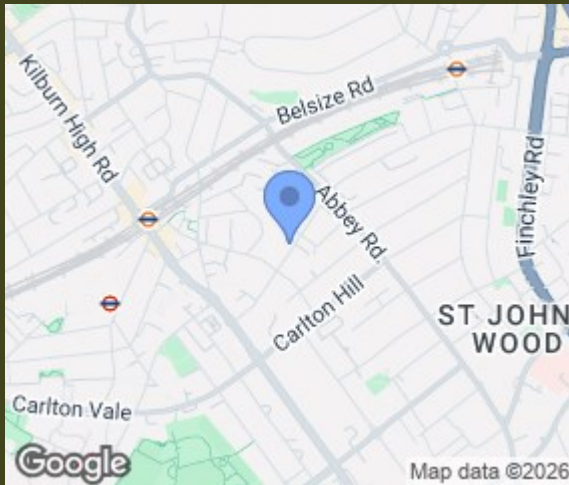
- Great Location
- Private Balcony
- Separate Kitchen
- Luxury Shower room
- Permit Parking
- Excellent condition throughout
- Double aspect reception room
- Double Bedroom
- For Sale via Auction
- Current rental income £24,000 pa - Potential for vacant possession

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This super bright, and very well-designed apartment - this property is a must-see. Arranged on the second floor, the apartment offers a wonderful double-aspect reception room with a private balcony, a large eat-in kitchen, a newly refurbished bathroom/shower room, and a double bedroom.

The apartment offers a large utility storage cupboard, well-planned accommodation in a small purpose-built block, and is very well located for local amenities.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

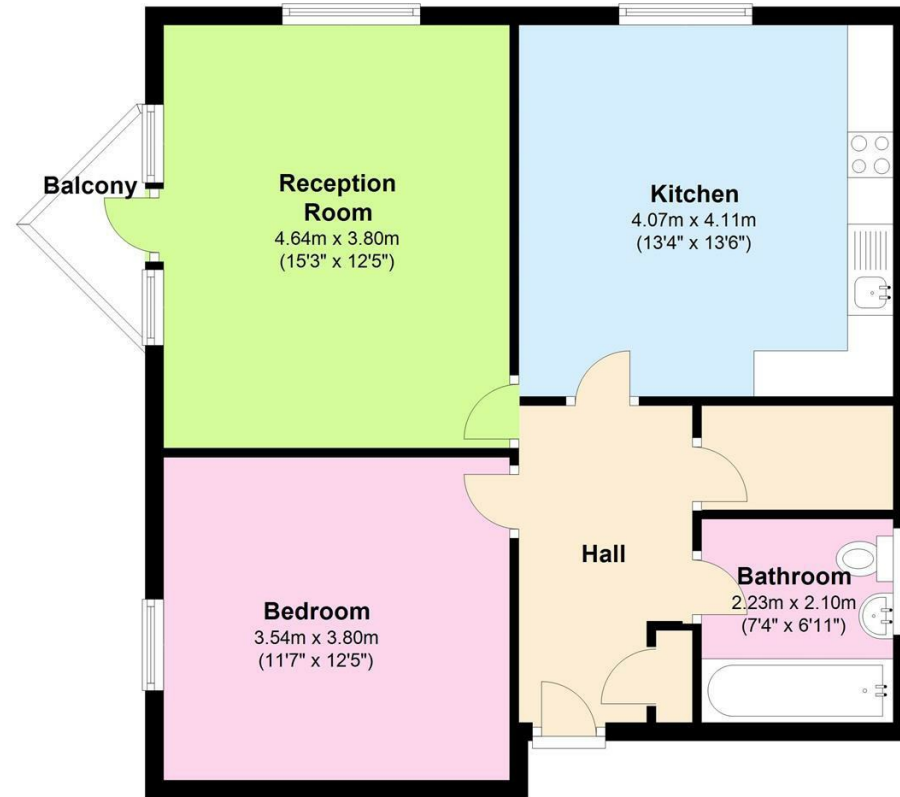
Leasehold

Council Tax Band B

EPC Rating C

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).

Second Floor



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