



# Townshend Court Shannon Place

St John's Wood | London | NW8 7DP

Asking Price £465,000



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Amazing Location! Only moments from Regents Park, a bright and spacious apartment arranged over 454sqft / 44sqm and within a popular block with large communal gardens in the heart of St John's Wood.

This apartment is located on the third floor (no lift) and comprises large reception room, separate fitted kitchen, double bedroom and bathroom - all with neutral decor throughout.

Ideally located less than 1/2 mile (10-minute walk) to St John's Wood Underground Station (Jubilee Line), a 2 minute walk to the open spaces of The Regent's Park and various bus routes to Edgware Road, Marble Arch and Marylebone.

Tenure: 999 years from 15th December 2023 + Share of Freehold

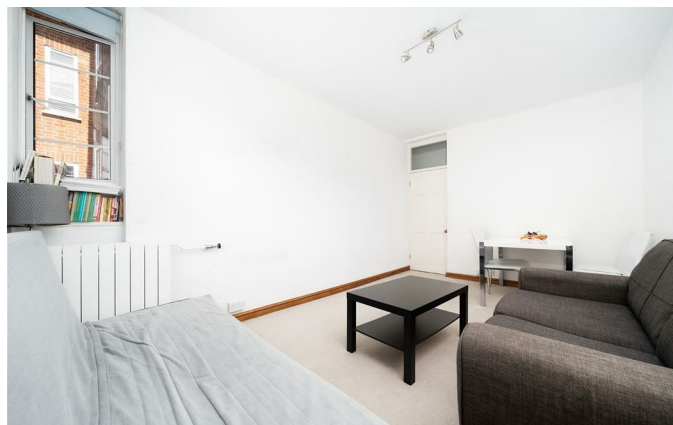
Service Charge: Approx £4,000 per year to include Hot Water and Central Heating (We are awaiting verification with an up to date SC invoice)

EPC - C

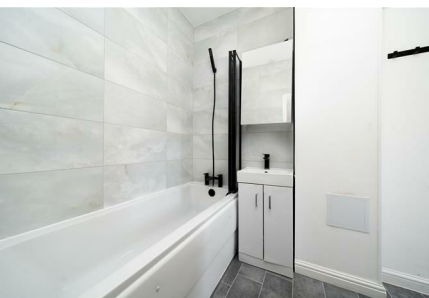
Westminster Council Tax Band D - £1,017.18 pa

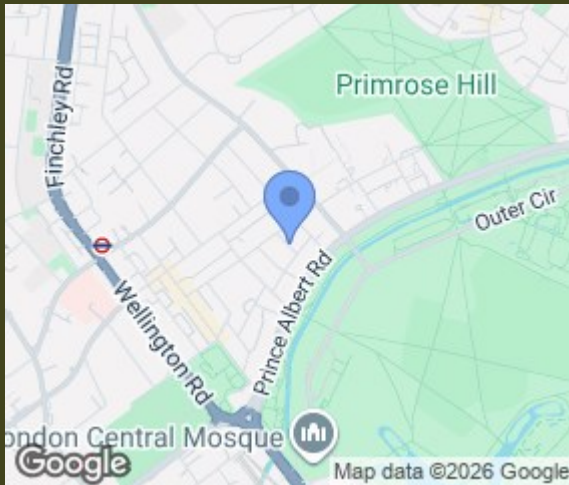
It is a mandatory requirement for a Sales or Lettings Agent to be part of a redress scheme, we have membership with The Property Ombudsman (a Government-approved redress scheme). We are also part of a Client Money Protection scheme, we have membership with PropertyMark (a Government-approved client money protection provider).

- 1 Bedroom
- Bathroom
- Separate kitchen
- Close to Regents Park
- Furnished
- Communal Gardens
- Great Location



Amazing Location! Only moments from Regents Park, a bright and spacious apartment within a popular block with large communal gardens in the heart of St John's Wood. This apartment is located on the third floor and comprises a spacious double bedroom, a family bathroom, fully fitted separate kitchen and large reception room with neutral decor throughout. Rent includes hot water & central heating. Ideally located less than a 10-minute walk to St John's Wood Underground Station (Jubilee Line), Regent's Park (Bakerloo line) and Bus (453 Bus link towards Edgware Road, Marble Arch or Marylebone).





### Energy Efficiency Rating

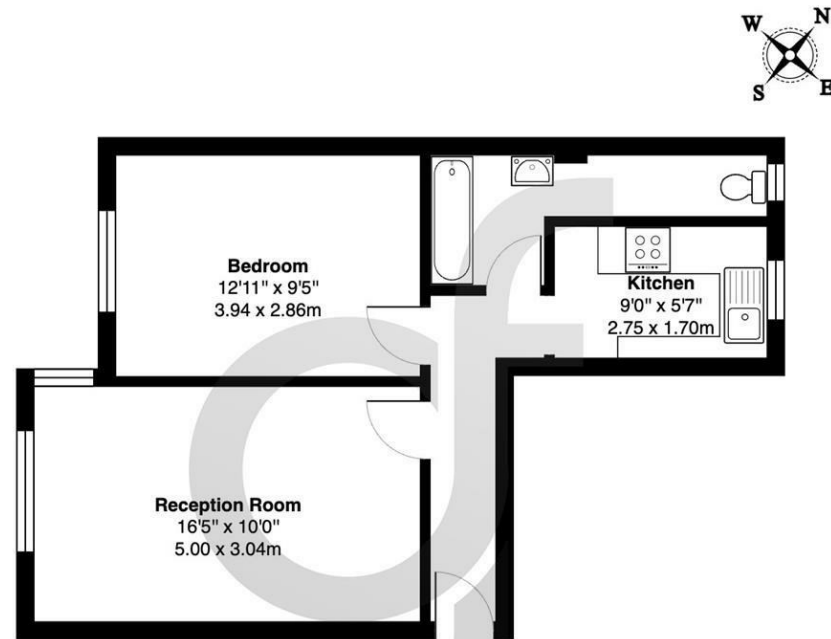
|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>             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

Leasehold - Share of Freehold

Council Tax Band D

EPC Rating D

**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).



3rd Floor

Townshend Court, Shannon Place St , NW8

Total Gross Area: 454 ft² ... 42.2 m²

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



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