



## Birley Lodge

63 Acacia Road, NW8

Asking Price £1,150,000

Sole Agent. This bright and extremely spacious 2-bedroom apartment (1,135 sq. ft.) has an impressive double aspect reception room, a modern fitted kitchen, two bathrooms (one en suite) and a generous 15ft principal bedroom.

Birley Lodge benefits from a passenger lift and portorage and is conveniently located opposite St John's Wood Underground station (Jubilee Line) and just moments from St John's Wood High Street.

**CHESTERTONS**



## Birley Lodge

63 Acacia Road, NW8

- 2 Bedroom 2 Bathroom Apartment
- 1,135 sq. ft.
- Share of Freehold
- Porter
- Lift
- Close to Tube



**Tenure:** Share of Freehold

**Service Charge:** £15,180pa Inc HW, £3,088pa into Sinking Fund & £5,148pa Advance Works payment.

**Ground Rent:** £0

**Local Authority:** Westminster

**Council Tax Band:** G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 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

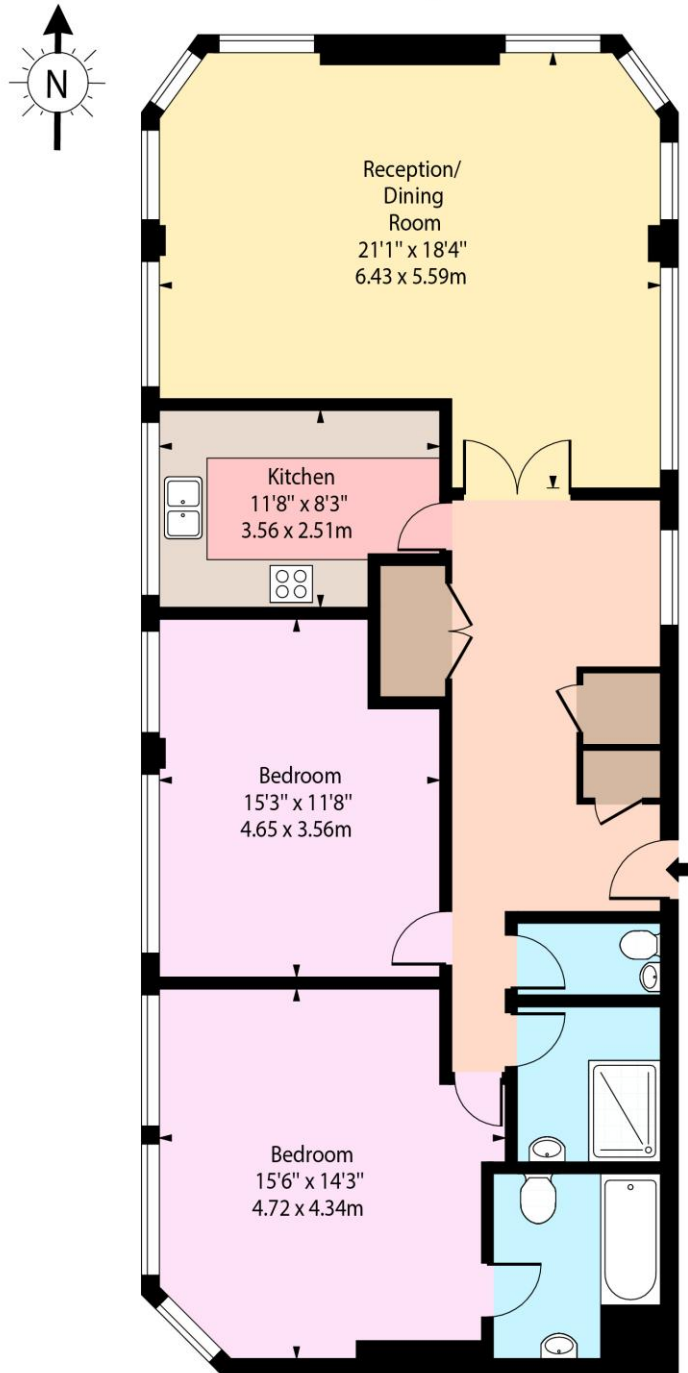
NW8 6PL

stjohnswood@chestertons.co.uk

020 3040 8611

chestertons.co.uk

Birley Lodge,  
Acacia Road, NW8



Approx Gross Internal Area 1135 Sq Ft - 105.44 Sq M

For Illustration Purposes Only - Not To Scale