



# Langford Place

St John's Wood, NW8

Asking Price £625,000

Sole Agent. A beautifully presented one bedroom raised ground floor apartment set within an attractive converted period house.

The property is offered in superb condition throughout and combines character features with stylish contemporary living. The bright and well-proportioned accommodation includes a spacious reception room with an open-plan modern fitted kitchen, generous double bedroom and a well-appointed bathroom.

A particular feature of the apartment is the direct access to the secluded communal garden, providing a peaceful outdoor space perfect for relaxing or entertaining.

Ideally situated close to local amenities, transport links and green spaces, this impressive apartment would make an excellent first-time purchase or pied-à-terre.

**CHESTERTONS**



# Langford Place

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- One Bedroom Apartment
- 949 Year Leasehold
- 432 sq. ft.
- Direct Access to Garden
- Superb Condition
- Close to Transport Links



**Tenure:** Leasehold  
**Service Charge:** £1,283pa  
**Ground Rent:** £50pa  
**Local Authority:** Westminster  
**Council Tax Band:** D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C	72	79
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			

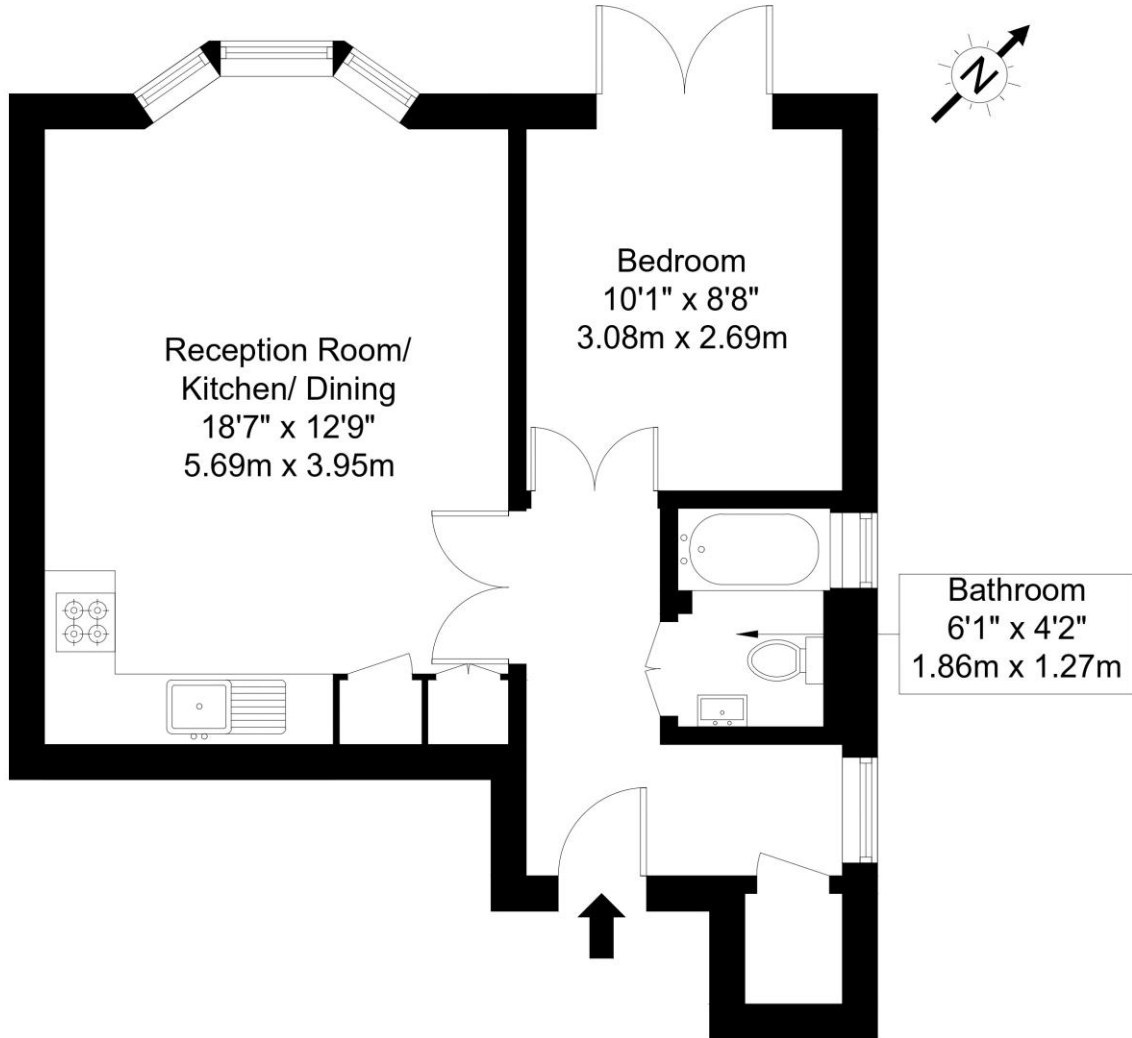
England, Scotland & Wales EU Directive 2002/91/EC

### *Chestertons St John's Wood Sales*

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# Langford Place, NW8 0LL

Approx Gross Internal Area = 40.22 sq m / 432 sq ft



## Raised Ground Floor

Ref :

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**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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