

# Ormonde Terrace, St John's Wood NW8

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Impressive two bedrooomed apartment with tree top views over Primrose Hill.

Benefiting from unrestricted views of the stunning open spaces of Primrose Hill, this fantastic property features well presented, naturally bright living in a superb location.

The property is arranged over two floors; on the third floor is the entrance and the two bedrooms. Both bedrooms are of a generous size with fitted wardrobes (one has access to a private balcony), and there is also a smart shower room and guest cloakroom.



**Asking price:** £1,350,000

**Tenure:** Share of freehold plus leasehold, approximately 962 years remaining

**Service charge:** circa £10,000 per annum\*

**Ground rent:** £1 per annum\*

**Local authority:** City of Westminster

**Council tax band:** F





Up the contemporary wooden stairs to the fourth floor living space, an impressive open plan room filled with natural light and full width sliding doors to the terrace.

The tree top views from here overlook Primrose Hill and the City. At the rear of this room is the fitted kitchen with ample countertop space and integrated appliances.

Ormonde Terrace is a well presented residential building with a porter.

\*Please note that we have been unable to confirm the next review dates for the service charge/ground rent. You should ensure that you or your advisors make your own inquiries.





Ormond Terrace is within walking distance to Primrose Hill, Regent's Park, and the amenities of St John's Wood High Street in addition to St John's Wood Underground Station (Jubilee Line).





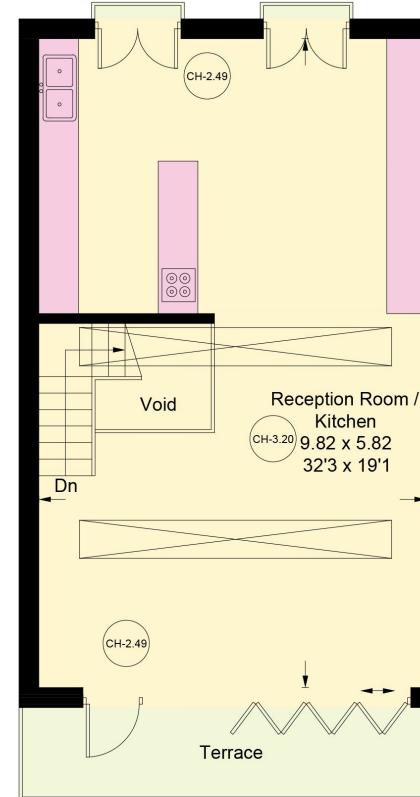
# Ormonde Terrace

Approximate Gross Internal Area = 91.3 sq m / 983 sq ft (Excluding Void)



## Third Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



## Fourth Floor

Knight Frank

St John's Wood

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 2023. Photographs and videos dated November 2023.

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