



Lyons Place

St John's Wood, NW8

Asking Price £825,000

Sole Agent. A superbly presented one-bedroom apartment set between St John's Wood and Little Venice. Extending to approximately 779 sq. ft, the apartment is offered in excellent condition throughout and benefits from 2 generous balconies, ideal for outdoor dining or relaxation.

The property features a luxury fitted kitchen with high-quality finishes, a stylish contemporary bathroom, and a well-proportioned bedroom with ample storage. The living space is bright and well laid out, creating a modern yet comfortable home.

Residents enjoy the services of a concierge, and parking is available by separate agreement. This apartment would make an ideal home or investment in one of London's most sought-after locations.

CHESTERTONS



Lyons Place

St John's Wood, NW8

- One Bedroom Apartment
- 779 sq. ft.
- Share of Freehold
- Superb Condition
- 2 Balconies
- Concierge
- Parking Available



Tenure: Share of Freehold (991 years leasehold)

Service Charge: £6,966pa

Ground Rent: £0

Local Authority: Westminster

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	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

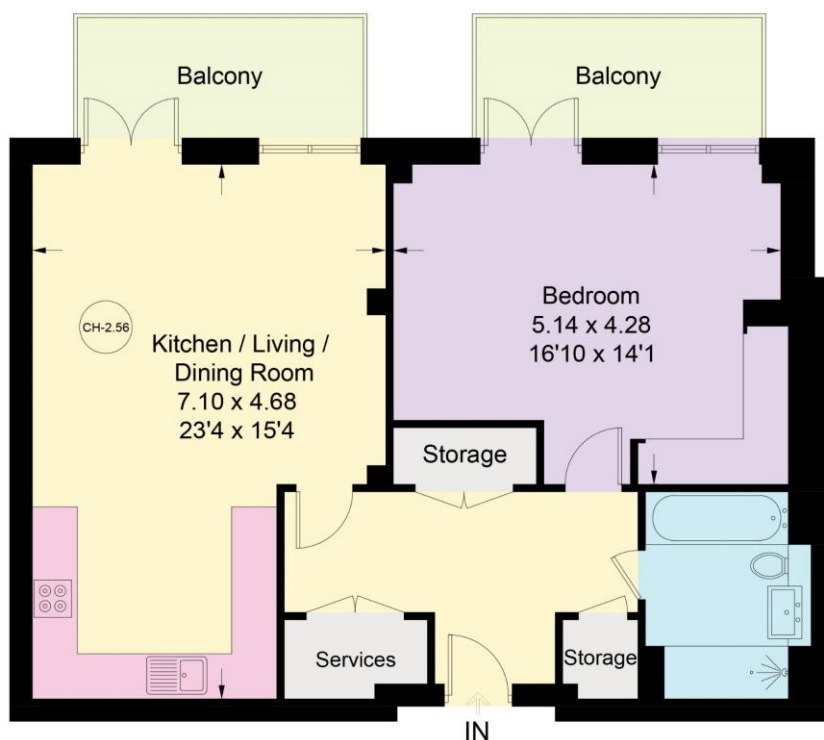
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Approximate Gross Internal Area = 72.4 sq m / 779 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1104468)

