



Spencer Court, St John's Wood NW8

 **Knight  
Frank**

# Spencer Court, St John's Wood NW8

A three bedroom flat set on the 1st floor in St John's Wood, NW8.

A newly refurbished first floor apartment (with a lift) on the corner of Marlborough Place and Hamilton Terrace.

Measuring approximately 1,508 sq ft, the apartment benefits from two large bedroom suites, a third bedroom, a separate kitchen, an open plan living/dining room, and a guest WC.

The apartment has been refurbished to an impeccable standard, maintaining its original features, including ornate columns and exceptionally high ceilings throughout, with floor to window ceilings in every room.



**Asking price:** £2,995,000

**Tenure:** Share of freehold plus leasehold, approximately 126 years remaining

**Service charge:** circa £5,500 per annum\*

**Ground rent:** £1,500 per annum\*

**Local authority:** City of Westminster

**Council tax band:** G



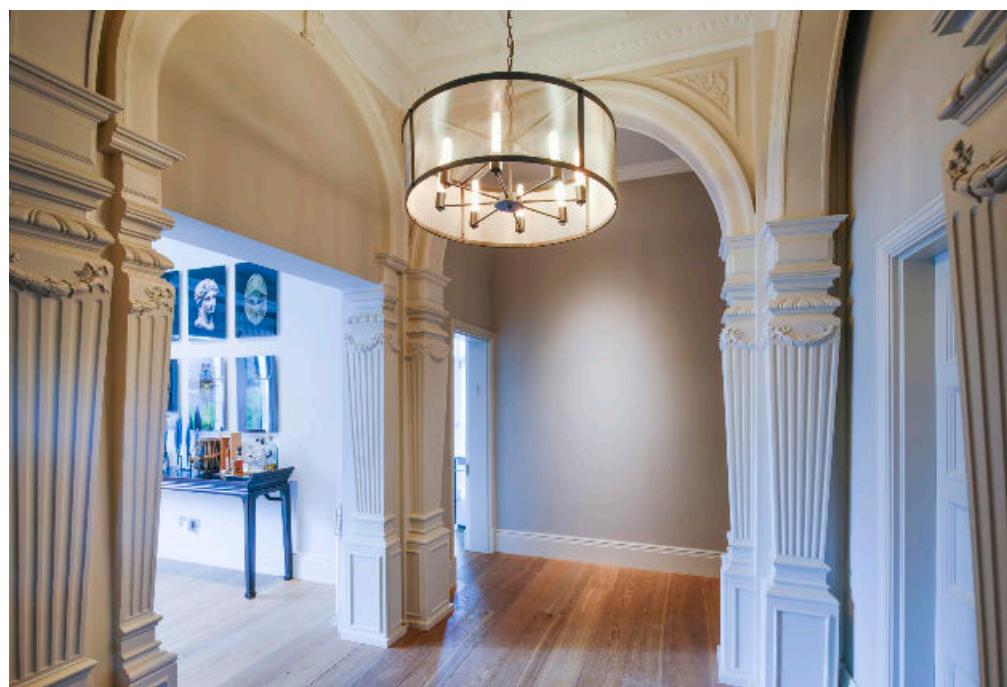


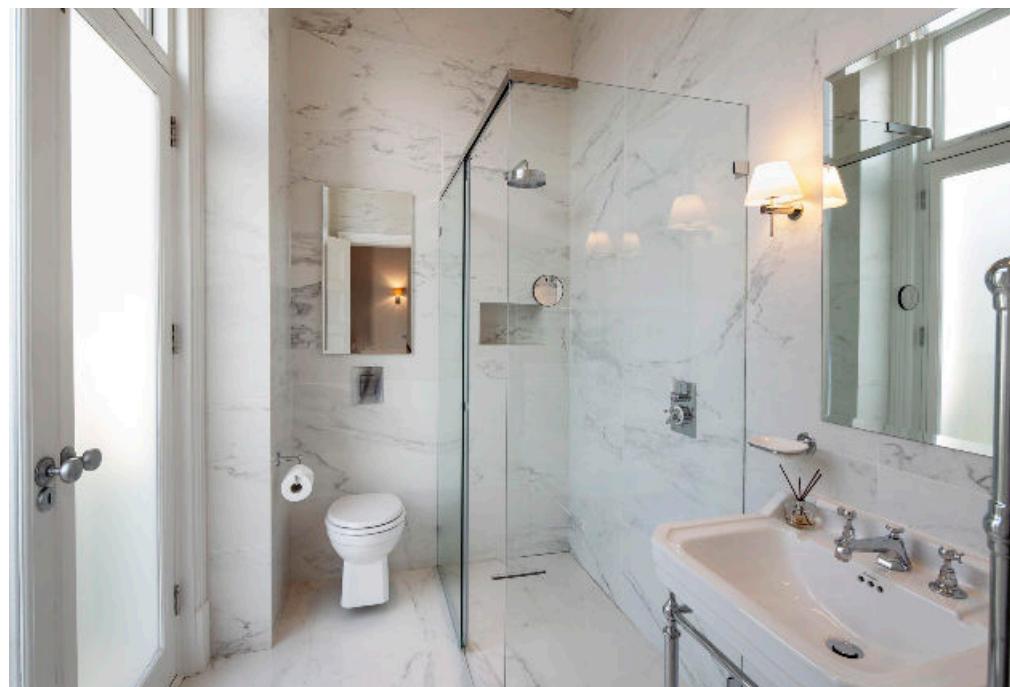


## Location

Marlborough Place is a secluded street on the West Side of St John's Wood and is a moment's walk from the shops and transport links of St John's Wood High Street and is close to The American School of London. Little Venice and Swiss Cottage are also nearby.

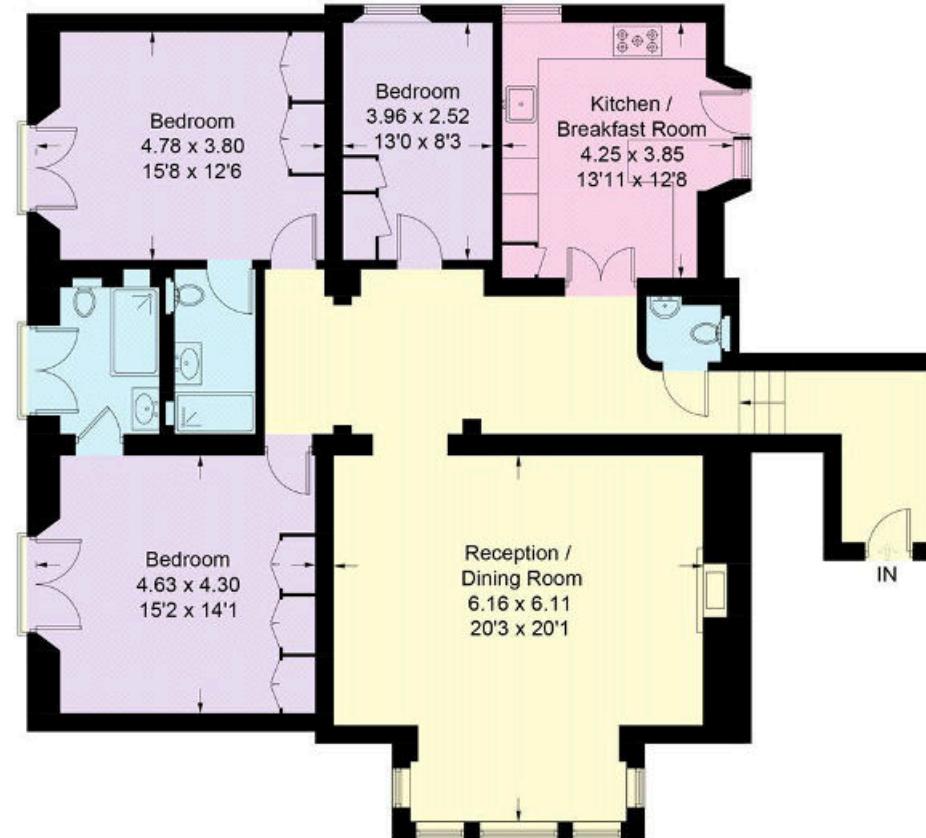
\*Please note that we have been unable to confirm the next review dates for the service charge/ground rent. You should ensure that you or your advisors make your own inquiries.





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Approximate Gross Internal Area = 140.1 sq m / 1508 sq ft



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.

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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 October 2023. Photographs and videos dated October 2023.

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