






## ST JOHN'S WOOD ROAD

St John's Wood NW8



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A bright, newly refurbished, lateral second-floor apartment in St John's Wood NW8.

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Local Authority: City of Westminster

Council Tax band: E

Tenure: Leasehold with approximately 85 years remaining

Ground rent: £43.75 per annum, reviewed annually\*

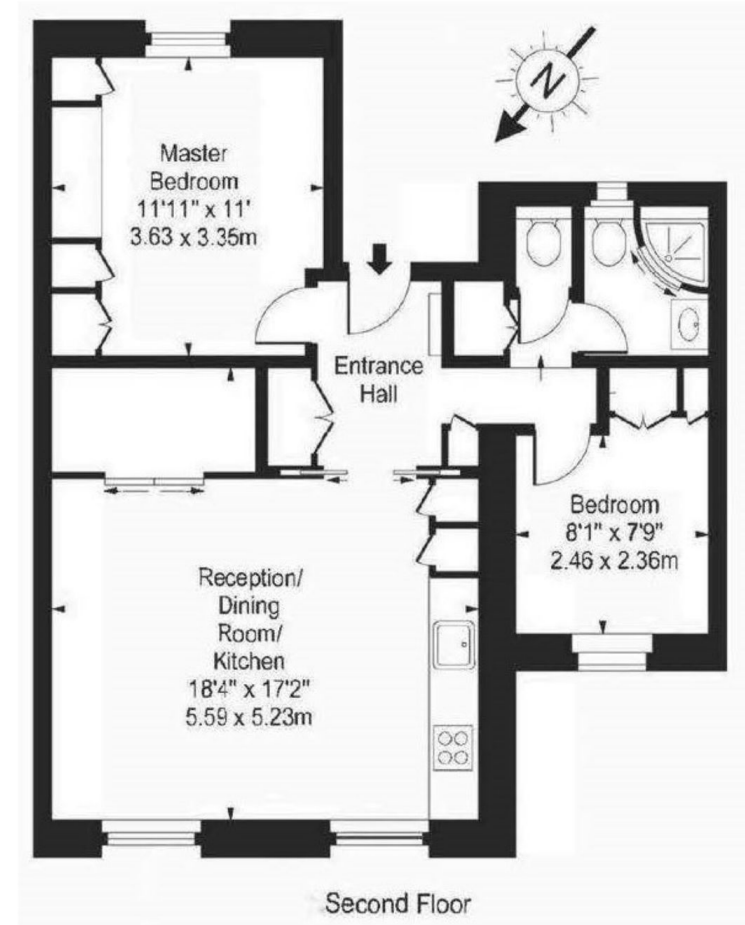
Service charge: £3,000 per annum (paid monthly), reviewed annually\*

**Asking Price: £690,000**

Set back and gated, the apartment comprises a bright open-plan living area with integrated kitchen appliances, high ceilings, wooden flooring and air conditioning. It also has a bright double bedroom with built-in storage, a second bedroom and a modern shower room. Further benefits include a separate WC and excellent storage throughout.

This property is ideally located opposite St John's Wood's famous Hamilton Terrace. St John's Wood has a distinctly English village feel, yet enjoys a cosmopolitan population and mix of restaurants and shops. Local attractions include the Abbey Road Studios, made famous by the Beatles, and Lord's Cricket Ground. The American School in Loudoun Road is very popular with many executives relocating to London with their families, and both Regent's Park and Primrose Hill are 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.



Approximate Gross Internal Area = 60.5 sq m / 653 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. (ID767266)

We would be delighted  
to tell you more.

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