



# Walsingham St. Johns Wood Park

| London | NW8 6RH

£850,000



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Park  
| London

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Superb 6th-floor apartment of 986 sq ft offering spectacular views of London's skyline.

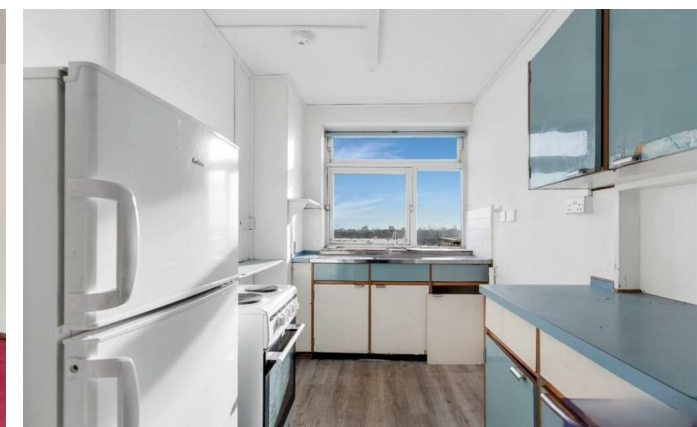
Arranged as a spacious 2-bedroom apartment, with a large reception featuring private balcony, a separate kitchen, a family bathroom and a guest WC

The property is in need of refurbishing, giving the incoming buyer the opportunity to create a bespoke home tailored to their style.

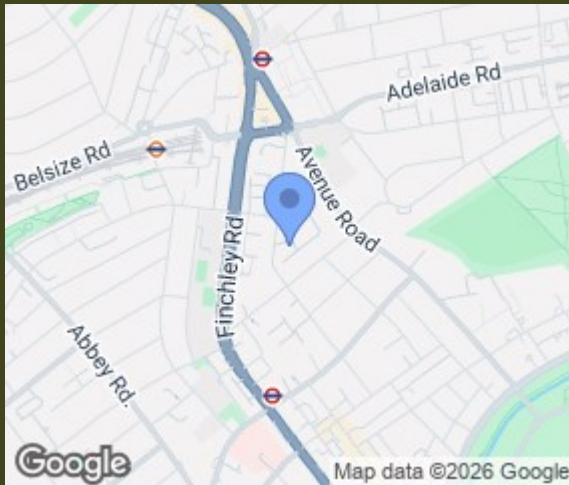
Benefits include 24-hour concierge service, lift access, a private lock-up garage, well-located for both Swiss Cottage (Jubilee Line) and St John's Wood (Jubilee Line) Underground Stations, as well as the excellent shopping facilities and fashionable restaurants in St John's Wood High Street.

Chain Free  
Long Lease ( 148 years remain )  
EPC - C

- 6th Floor with Lift
- Concierge
- Highly regarded block
- Private Balcony
- Circa 1000 sq ft
- Superb Location
- Chain Free







### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>84</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Leasehold

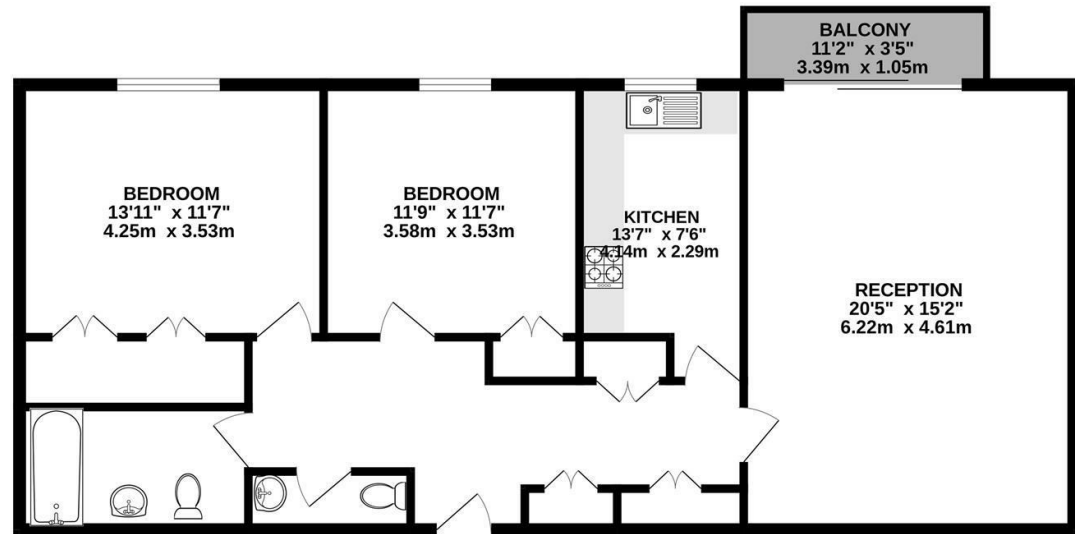
Council Tax Band

EPC Rating C

**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).



### SIXTH FLOOR 986 sq.ft. (91.6 sq.m.) approx.



TOTAL FLOOR AREA: 986 sq.ft. (91.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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