



## St. Johns Wood Park | London | NW8

Asking price £1,400,000 | Leasehold

 3  2  1  D

**ADN**  
RESIDENTIAL

A bright and spacious three bedroom, two bathroom apartment (1212 sq ft / 112.6 sq m) situated on the eighth floor (with lift) of this highly regarded, prestige and sought-after modern portered block. The property comprises spacious entrance hallway, bright reception room with access to a private southeast facing balcony with far reaching views, separate fitted kitchen, principal bedroom with ensuite bathroom and built-in wardrobes, two further double bedrooms, a family shower room and separate guest W/C. The property also benefits from a private lock up garage. Sheringham forms part of the exclusive 'Queensmead' development which is noted for its excellent portorage, high level of security and residents off street parking facilities. The block is conveniently situated on St John's Wood Park between Swiss Cottage and St John's Wood underground stations (Jubilee Line) offering an excellent choice of transport facilities, shopping amenities, eateries and cafes. The wide-open spaces of Primrose Hill and Regent's Park are both within close proximity

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- Three bedrooms
  - Fully Fitted Kitchen
  - Private Balcony
  - Lift
  - Reception Room
  - Two bathrooms
  - Concierge Garage
- 

Council Tax Band: G  
EPC: D

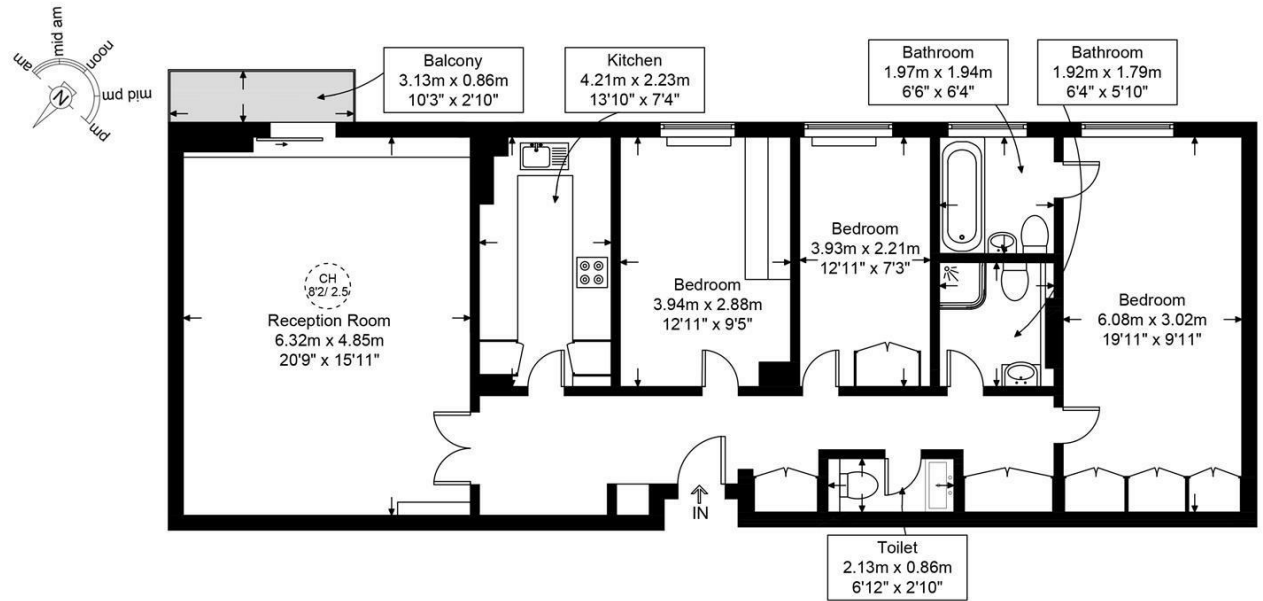






Sheringham, St. John's Wood Park, NW8

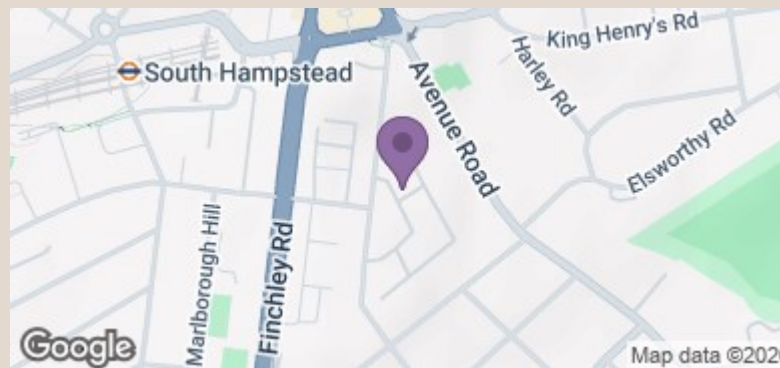
Approximate Gross Internal Area = 1212 sq ft / 112.6 sq m



Eighth Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England & Wales                             |   | 80      | 64        |
| EU Directive 2002/91/EC                     |   |         |           |

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