



St. Johns Wood Park, NW8 £1,850,000 Subject to contract

A superb three bedroom apartment arranged over 1,316 sq ft /122 sq m and located on the 10th floor of this modern, portered building with far reaching westerly views from most rooms and the balcony.

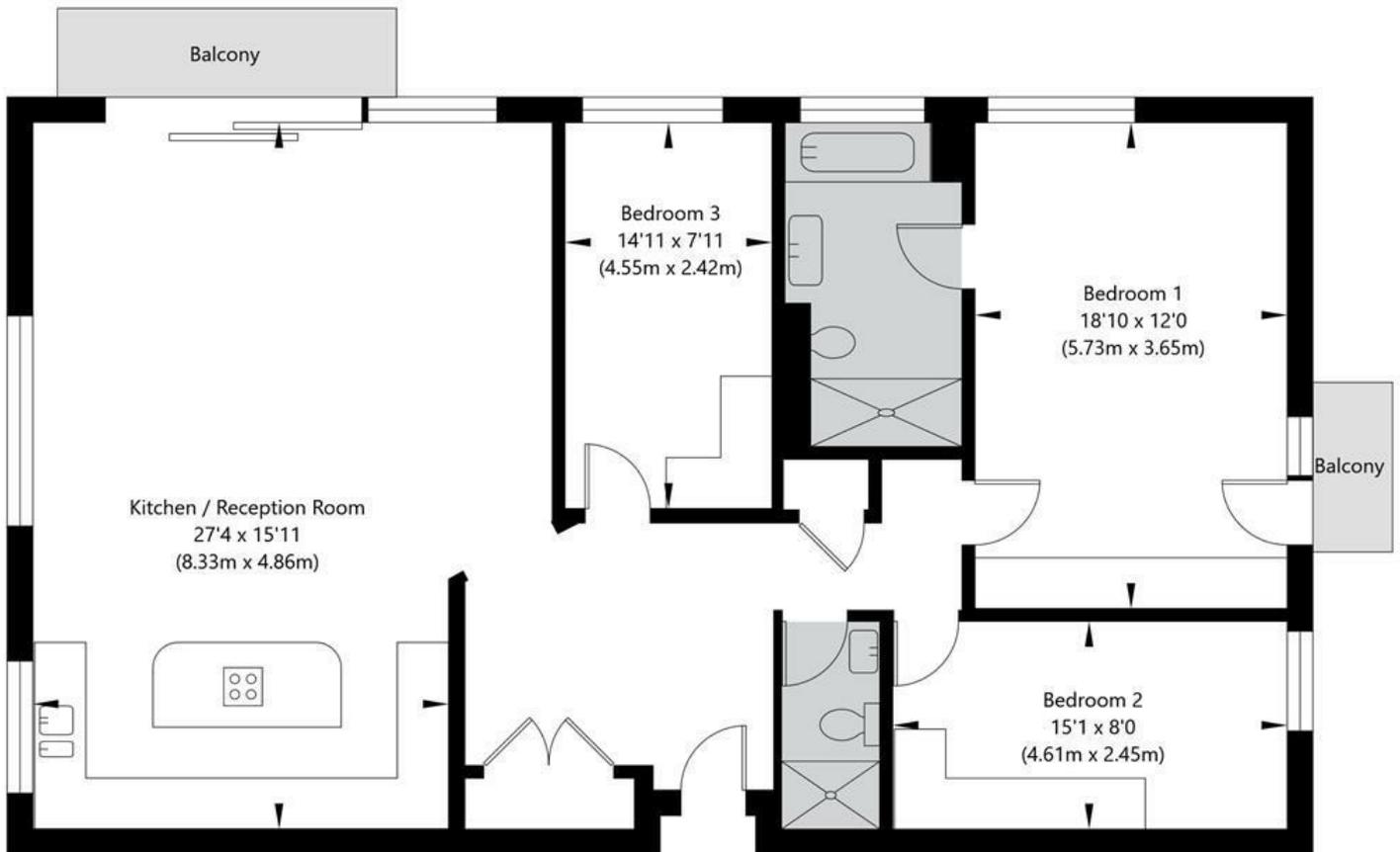
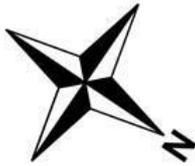
Walsingham is part of Queensmead, a private development of apartments and town houses and benefits from 24/7 portage and landscaped communal gardens. Parking permits are available for residents' parking as well as a single lock-up garage.

Walsingham/Queensmead is conveniently located within 750m from both St John's Wood Underground Station (Jubilee Line) and High Street with all its amenities, restaurants and coffee houses.



Walsingham, Queensmead, London NW8 6RL

Tenth Floor
GROSS INTERNAL FLOOR AREA
APPROX. 122.32 SQ M / 1316 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 122.32 SQ M / 1316 SQ FT

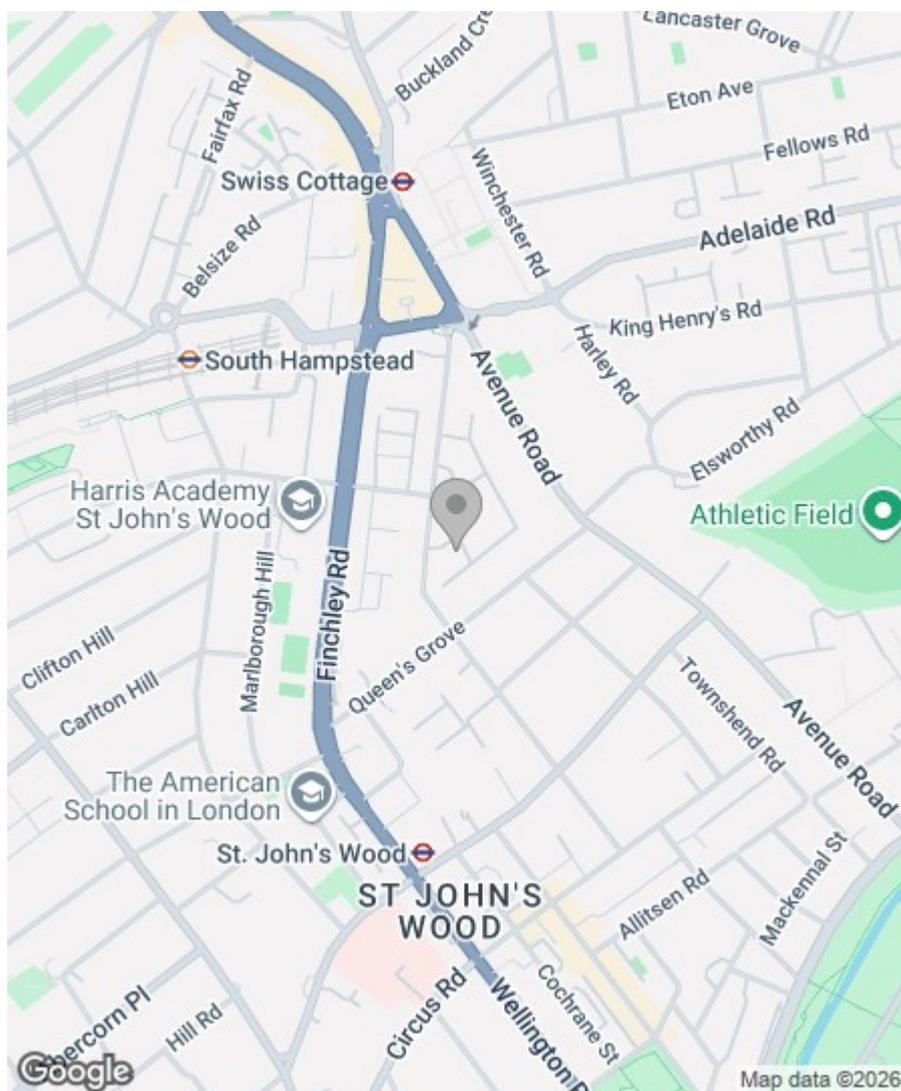
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND NOT TO SCALE.

Property Overview

Location	, NW8
Price	Price Guide £1,850,000
Bedrooms	3
Bathrooms	2
Receptions	1
Tenure	Leasehold
Council	LB Camden
Tax Band	G
Current Ground Rent	Peppercorn
Service Charge	Approx £18,500 per annum to include reserve fund
Term	Approx 148 years remaining

Key Features

- Large Living Room
- Balconies
- Modern Fitted Kitchen
- 3 Bedrooms
- 2 Bathrooms
- 10th Floor with stunning views
- Lifts
- 24/7 Porterage
- CCTV
- Garage



Energy Efficiency Rating

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

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Registered in England & Wales
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Company Registered number
03513585

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