



Lords View 2

St. John's Wood Road, NW8

Asking Price £625,000

Sole Agent. A bright and generously proportioned one-bedroom apartment situated on the 2nd floor of the sought-after Lords View Two development, directly opposite the world-famous Lord's Cricket Ground with the benefit of allocated parking.

Presented in good condition throughout, the apartment offers well-balanced accommodation with an abundance of natural light and a spacious feel.

Residents benefit from a day porter, lift access, and a highly desirable St John's Wood location, within easy reach of the area's fashionable cafés, restaurants, boutique shopping and excellent transport connections.

This well-located apartment would make an ideal London home, pied-à-terre or investment opportunity, combining comfort, convenience and a prestigious setting overlooking one of the capital's most iconic sporting landmarks. NB – Please note the property is currently let.

CHESTERTONS



Lords View 2

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- One Bedroom Apartment
- 606 sq. ft.
- 956 Year Leasehold
- Allocated Parking Space
- Day Porter
- Opposite Lord's



Tenure: Leasehold
Service Charge: £5,152pa
Ground Rent: £0
Local Authority: Westminster
Council Tax Band: E

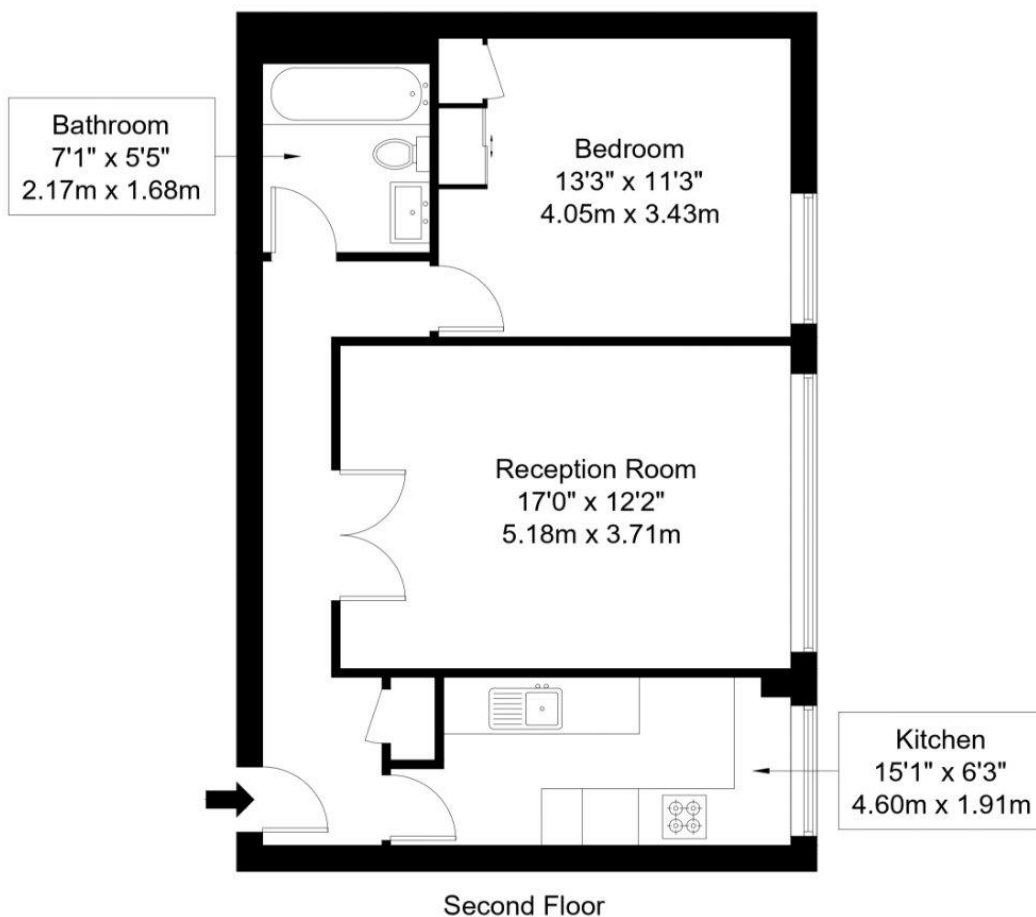
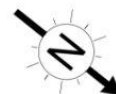
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	91 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons St John's Wood Sales

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Approx Gross Internal Area = 56.27 sq m / 606 sq ft



Ref :

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**B L E U
P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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