



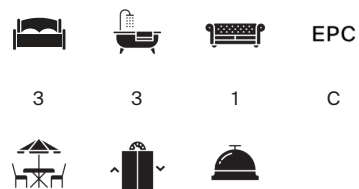
VICEROY COURT, PRINCE ALBERT ROAD,

St John's Wood NW8



A THREE BEDROOM APARTMENT WITH A BALCONY

Benefiting from a balcony and communal roof terrace, the property comprises a large principal bedroom with en suite bathroom and fitted wardrobes, two further bedrooms and two further bathrooms (one en suite).



Local Authority: City of Westminster

Council Tax band: H

Tenure: Share of freehold, plus leasehold with approximately 923 years remaining

Ground rent: £80 per annum, reviewed annually. The next review date is 2027.

Service charge: £12,500 per annum (includes hot water + insurance), reviewed annually. The next review date is 2027.

Asking Price: £2,850,000

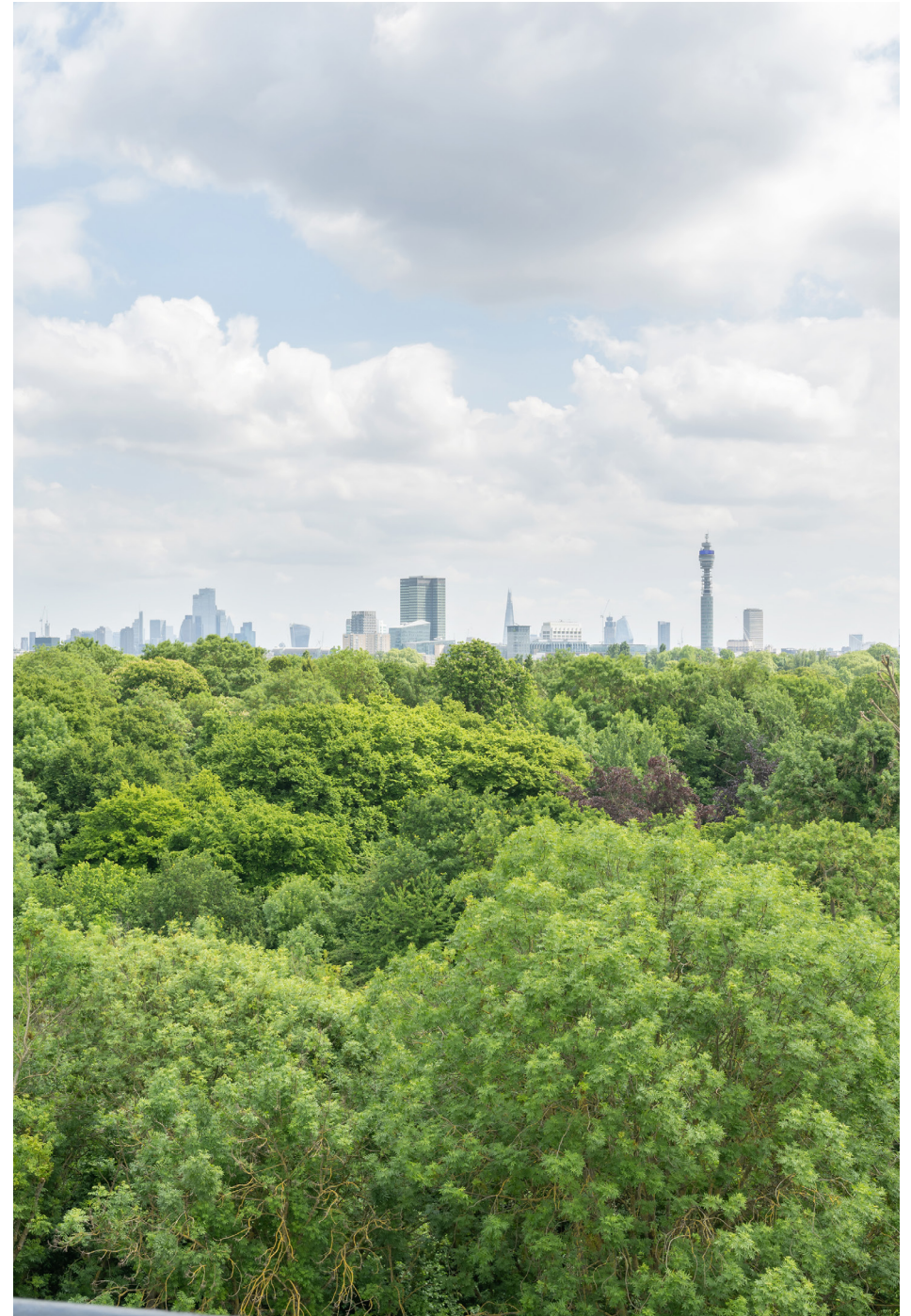


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There is also a spacious double reception room with solid wood flooring and an excellent quality fitted kitchen with integrated appliances. Viceroy Court offers 24-hour portage, a passenger lift and a wonderful communal roof terrace with panoramic views across the London skyline.

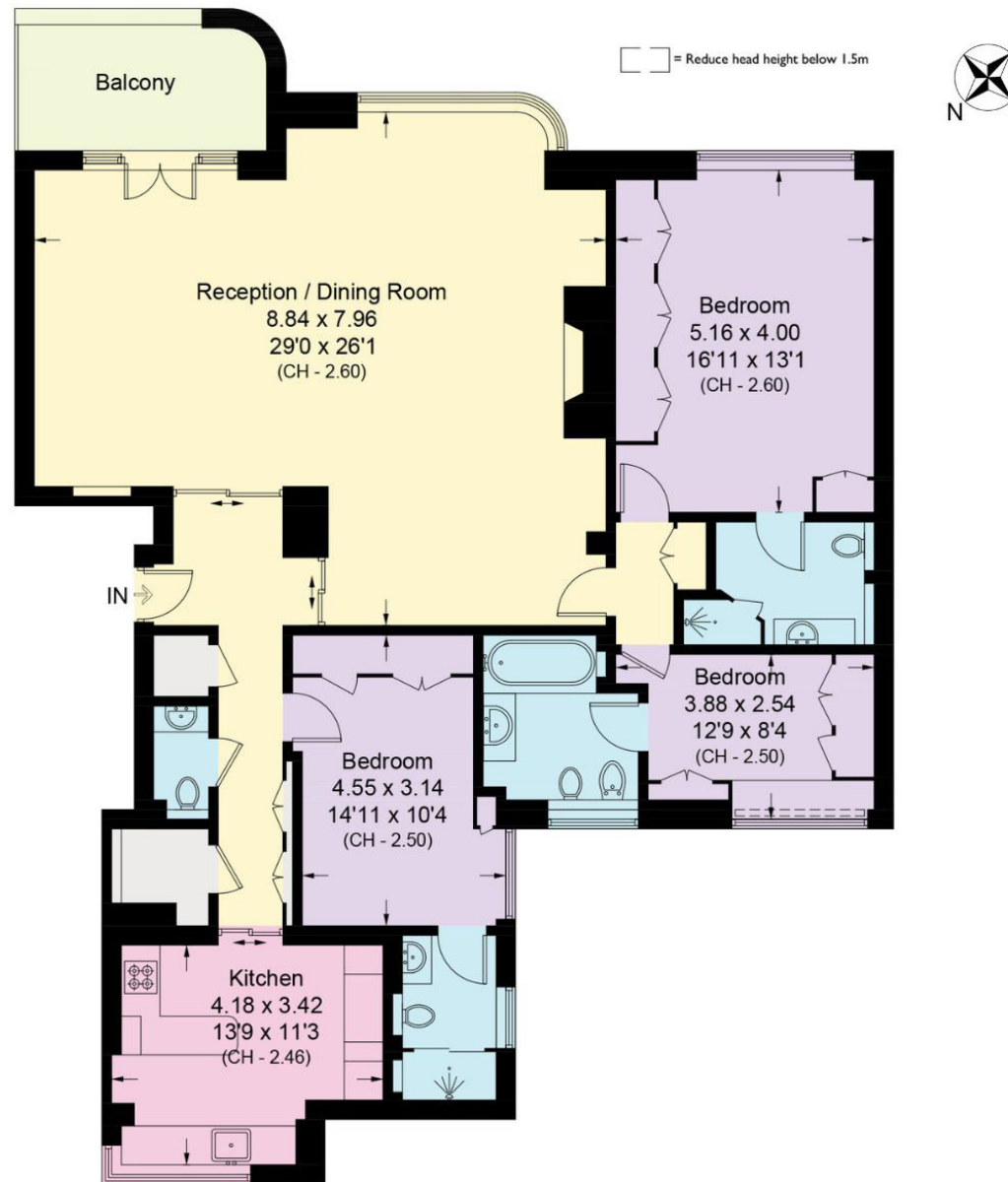
St John's Wood has a distinctly English village feel, yet enjoys a cosmopolitan population and mix of restaurants and shops.

***FIRE SAFETY:** We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice.









(Including Limited Use Area 1.6 sq m / 17 sq ft)
 Approximate Gross Internal Area = 153.1 sq m / 1,648 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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