



# Townshend Court

Allitsen Road, NW8

Asking Price £525,000

Sole Agent. An opportunity to acquire this bright 2-bedroom apartment (642 sq. ft.) which is located on the 3<sup>rd</sup> floor of an excellent purpose-built block.

The property consists of two bedrooms, one bathroom, a spacious reception/dining room and a separate fully fitted kitchen. The flat further benefits from access to a communal garden and a lift.

Townshend Court is located in the heart of St John's Wood and is less than a 2-minute walk from Regent's Park.

**CHESTERTONS**



# Townshend Court

Allitsen Road, NW8

- 2 Bedroom Apartment
- 106 Year Leasehold
- 642 sq. ft.
- Communal Garden
- Close to Regent's Park



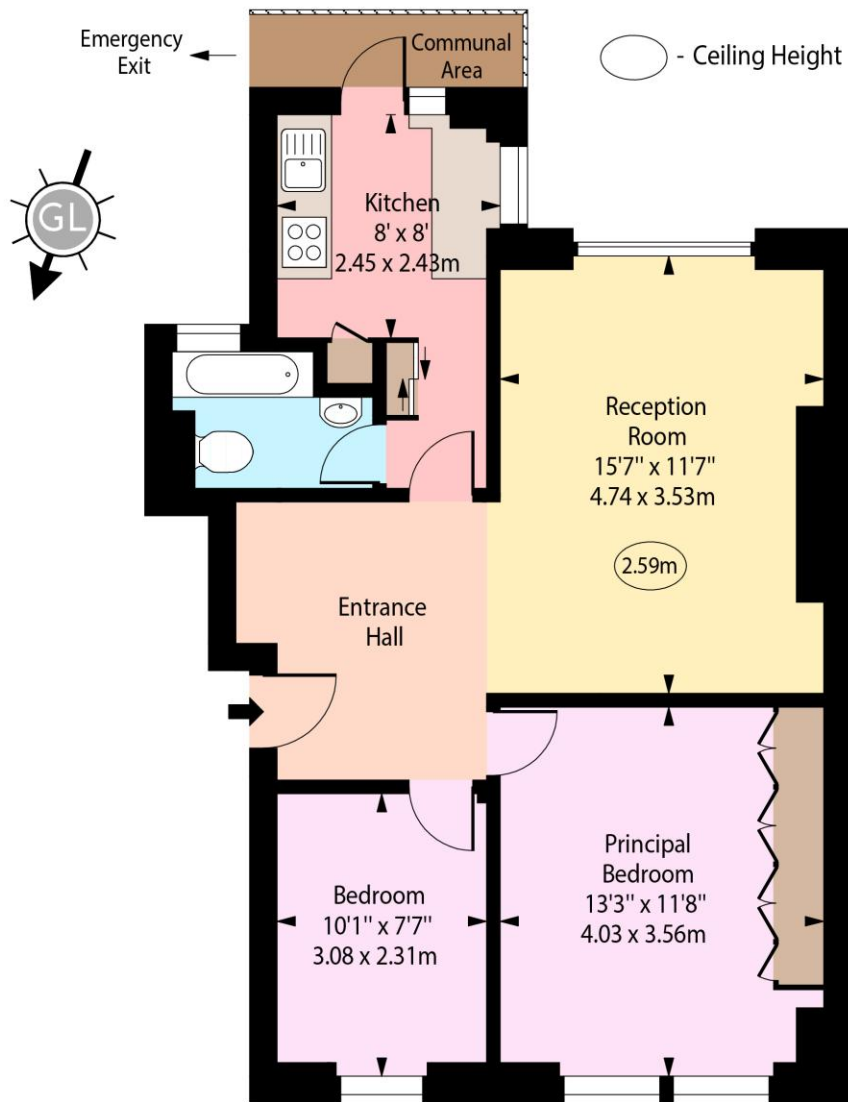
**Tenure:** Leasehold  
**Service Charge:** £2,900pa  
**Ground Rent:** £10pa  
**Local Authority:** Westminster  
**Council Tax Band:** E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons St John's Wood Sales*

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Third Floor

Approx Gross Internal Area      642 Sq Ft - 59.64 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Produced for Chestertons

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