



**BEAUCHAMP  
ESTATES**

ST JOHN'S WOOD ROAD

ST JOHN'S WOOD





An ideally located,  
contemporary apartment.



## Exterior

The property sits within a quiet enclave, positioned for easy access on foot to nearby parks and local amenities. No external space or parking is specified.

## Highlights

- High Ceilings
- Wood Flooring
- Recently Modernised
- Integrated Appliances





## Interior

The apartment centres on a bright open-plan living space with integrated kitchen appliances and high ceilings. The principal bedroom includes built-in cabinetry, with a second bedroom suited to guest use or study. A main bathroom is complemented by a separate lavatory, which can improve day-to-day practicality.

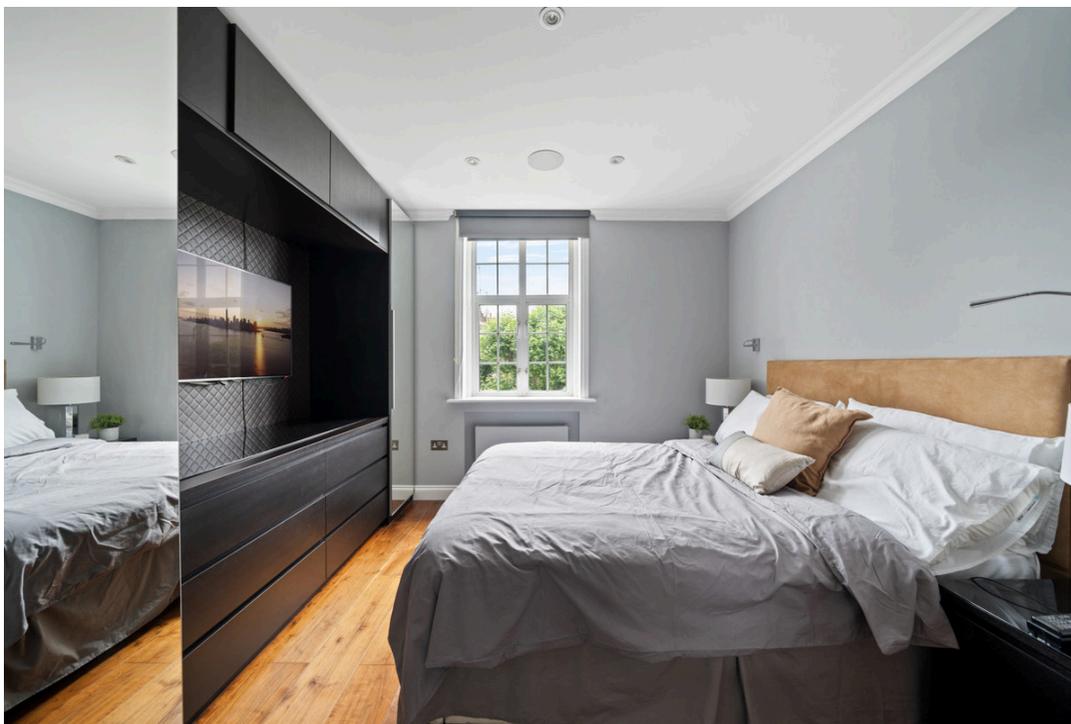
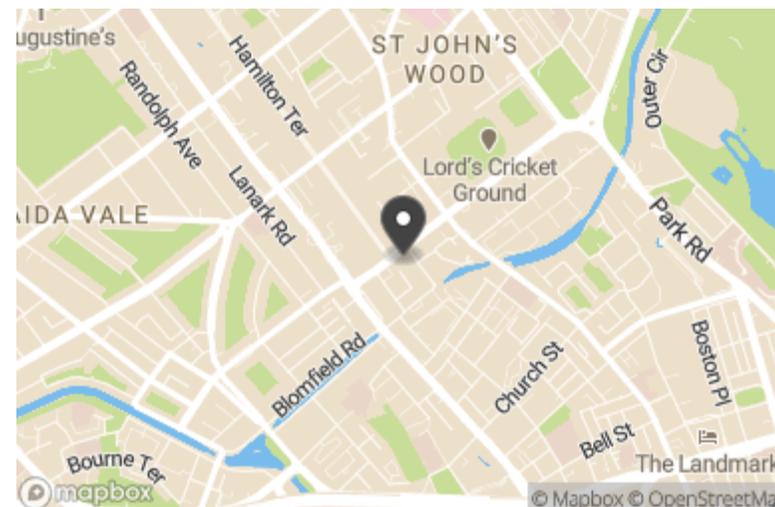


## Features

- Air Conditioning

## Location

St John's Wood Road sits between Little Venice and St John's Wood, close to delis, cafés and restaurants. Lord's Cricket Ground and Regent's Park are both under a 10-minute walk away. Warwick Avenue Underground Station (Bakerloo line) is nearby for direct links across London.



## Terms

Price: £720,000

Tenure: Leasehold, 84 years remaining

Ground Rent:

Service Charge: £2,200.00

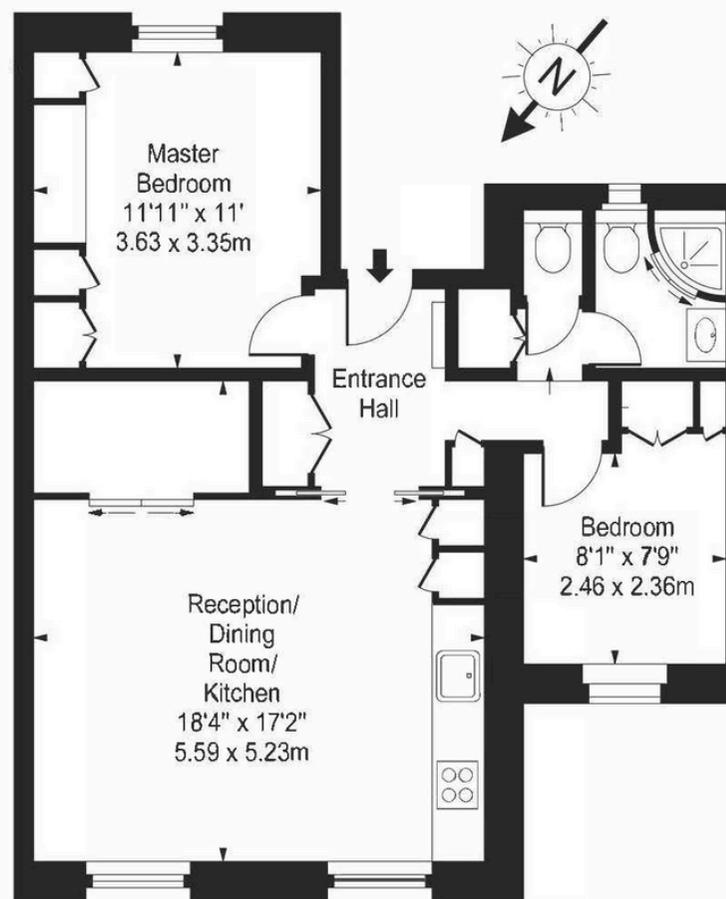
Local Authority: Westminster

Council Tax Band: H

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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## St. Johns Wood Road, NW8



Second Floor

Approx Gross Internal Area **653 Sq Ft - 60.5 Sq M**

For Illustration Purposes Only - Not To Scale

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