



**St John's Wood Road, St John's
Wood NW8**

**PHILLIPS
HARROD**
LONDON'S PRIME REAL ESTATE

85 - 87 BAYHAM STREET
LONDON NW1 OAG

45 CIRCUS ROAD
LONDON NW8 9JH

A beautifully presented two bedroom two bathroom (979 sq ft) apartment situated on the third floor of this well sought after mansion block in the heart of St John's Wood. This stunning apartment is presented in beautiful condition and has the added benefit of a private west facing balcony. St John's Wood Court is ideally located within easy walking distance to all the transport and shopping facilities of both St John's Wood and Little Venice.

Please note a parking space might be available by separate negotiation.

Joint Sole Agents.

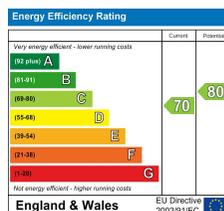
Leasehold (share of freehold) appx 993 years remaining.

Service Charges - appx £9,500 per annum (including heating and hot water)

Council Tax - Band F

EPC Rating - C

ASKING PRICE: £1,175,000
TENURE: Leasehold - Share of Freehold
EPC RATING: C
COUNCIL TAX BAND: F



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Do Not Eat
Caramel
Croissant Crisps
Refined Flakins™, Caramel,
A Hint of Salt
taste
PURE
VEGETARIAN
NO ARTIFICIAL FLAVORS

三榨醬油
高油
純淨





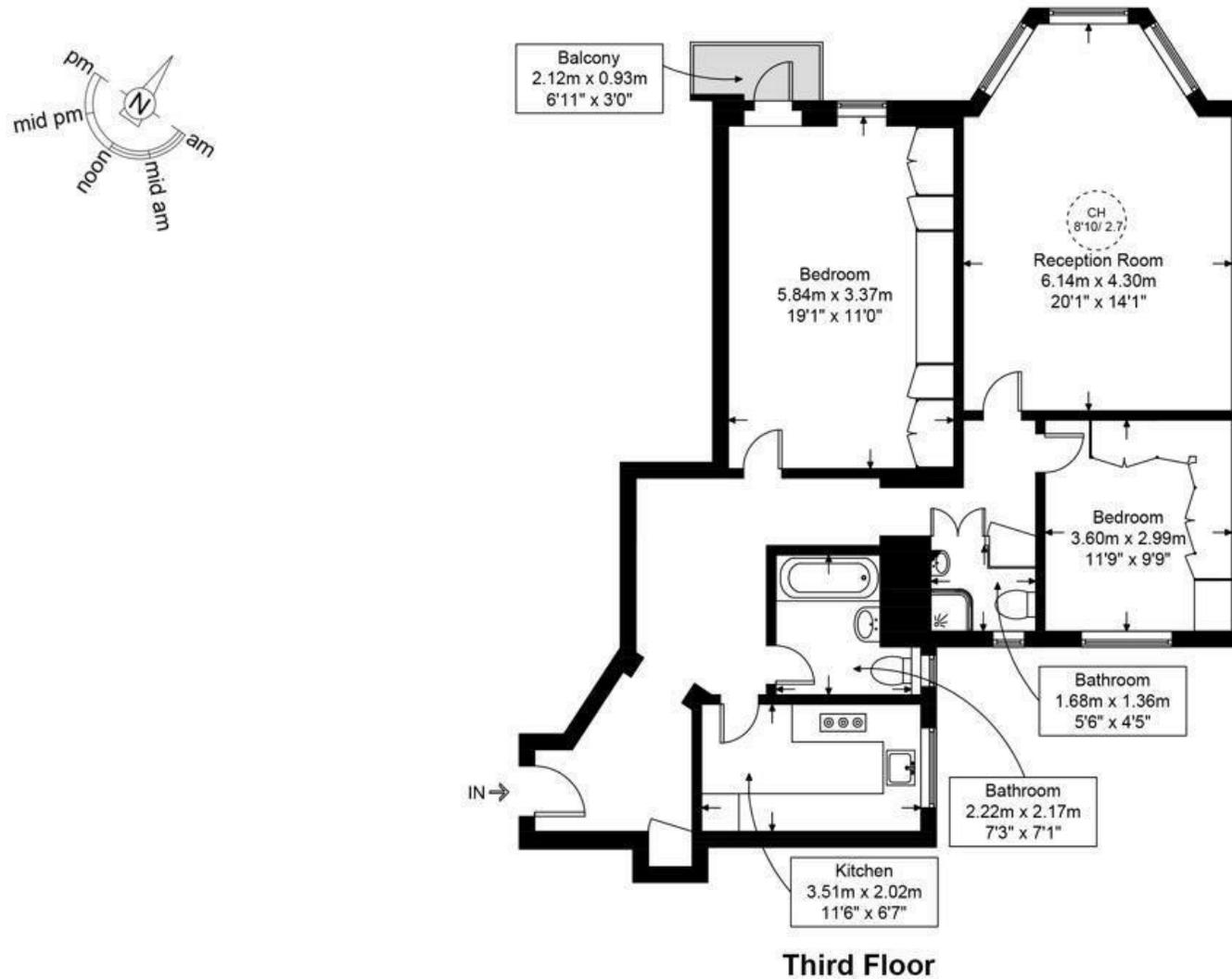






St John's Wood Court, NW8

Approximate Gross Internal Area = 979 sq ft / 90.95 sq m



Third Floor

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.