



## ST JAMES'S CLOSE

St John's Wood NW8





# A CHARMING THREE BEDROOM LATERAL APARTMENT

Located on the second floor of this Art Deco apartment building with views across Regent's Park in NW8. \*This sale INCLUDES a lease extension cost of £1,300,000 for an additional 90 years so completion will be with a 99 year lease.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold with approximately 10 years remaining\*

Ground rent: £1,072 per annum\*\*

Service charge: £14,184 per annum\*\*

**Asking Price: £1,999,999**



## ST JAMES'S CLOSE, ST JOHN'S WOOD NW8

Measuring 1,855 sq ft, the property offers a 25-ft reception room, a separate kitchen, a balcony and a guest WC. The principal bedroom includes an en suite bathroom and dressing room. Well situated for both the American School in London and the London Central Mosque (approx 10 minutes), it also benefits from views over Regent's Park and close to Primrose Hill. St John's Wood has excellent shops, restaurants and transport links. Nearby attractions include Abbey Road Studios, made famous by the Beatles, and Lord's Cricket Ground.

**\*\*Please note that we have been unable to confirm the next review dates for the service charge/ground rent. You should ensure that you or your advisors make your own inquiries.**

**\*\*\*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 3.6 sq m / 39 sq ft)  
 Approximate Gross Internal Area = 172.3 sq m / 1,855 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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