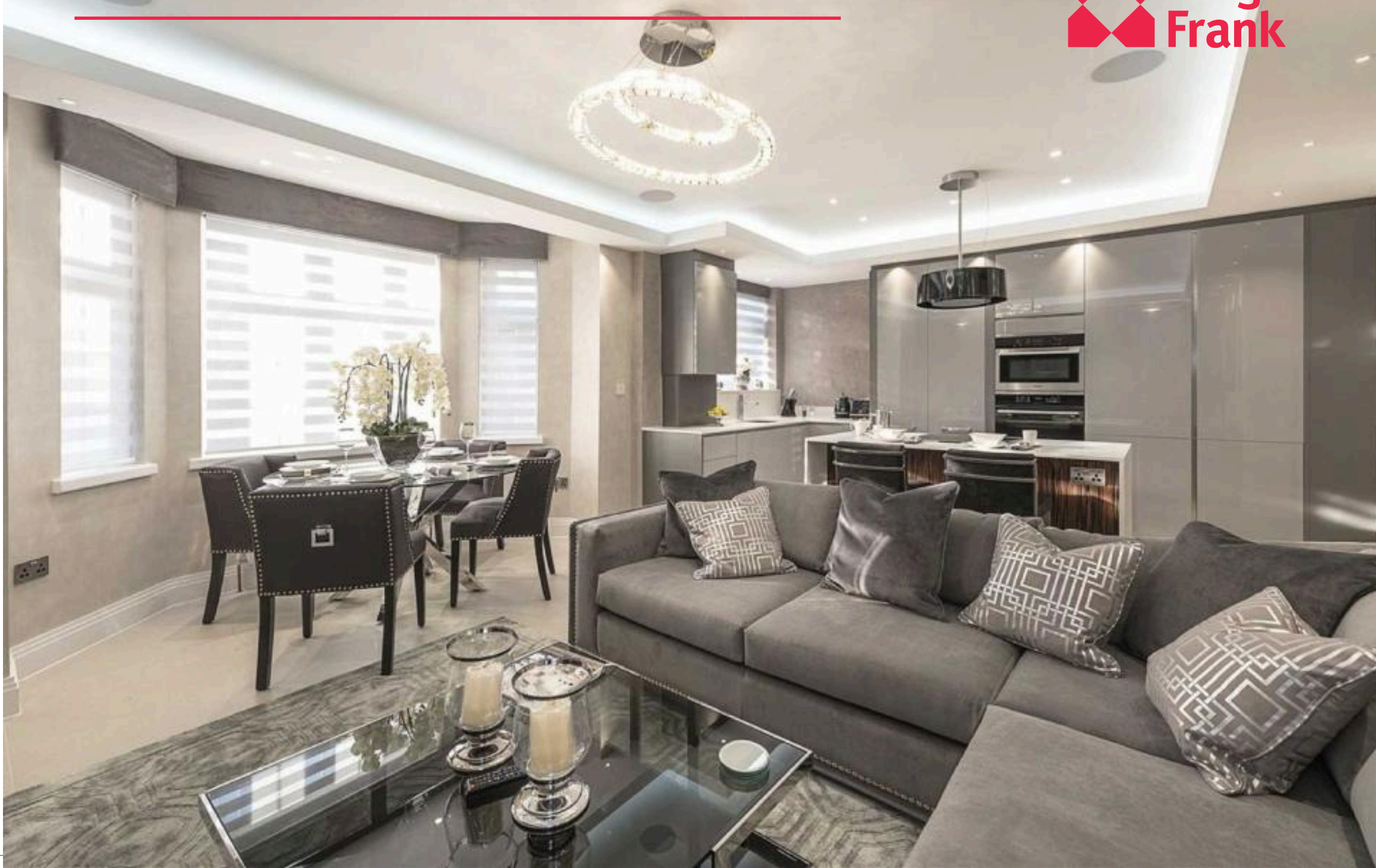


# Wellington Court, Wellington Road NW8

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# Wellington Court, Wellington Road NW8

A charming two bedroom apartment in a popular portered block in St John's Wood, NW8.

A well presented lateral apartment in a popular portered block is arranged on the ground floor. This bright property has been refurbished to an excellent standard throughout and comprises a principal bedroom with built in wardrobes and en suite shower room, a second bedroom with built in storage, a family bathroom and a spacious open-plan kitchen and reception room. Further benefits include high ceilings, 24-hour portering and parking available via separate negotiation.



**Asking price:** £1,100,000

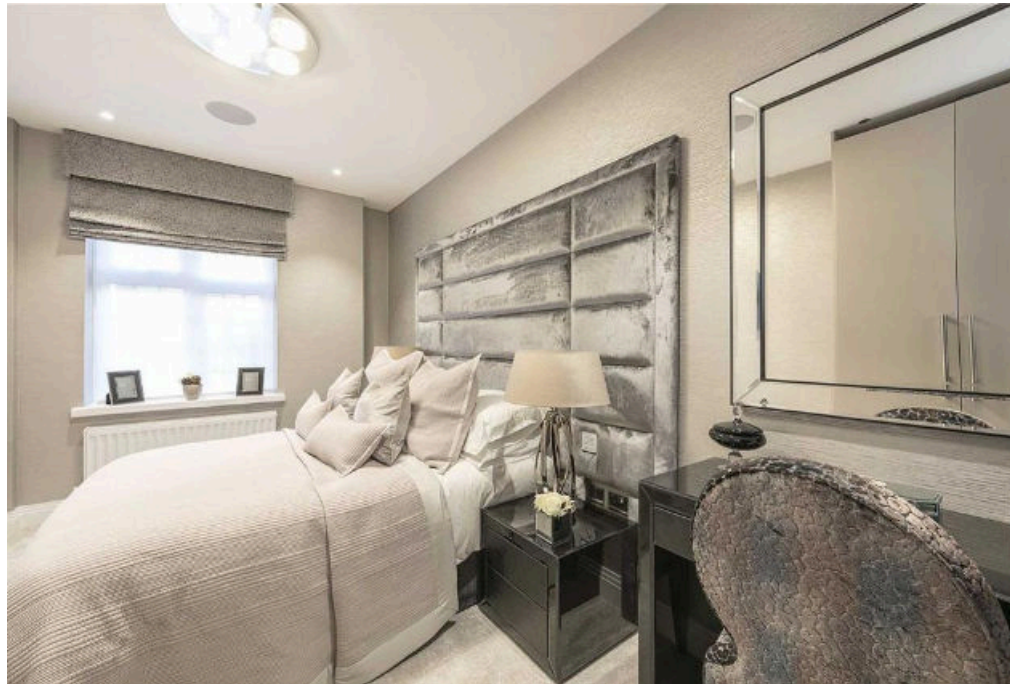
**Tenure:** Leasehold: approximately 99 years remaining

**Service charge:** £10,023.38 per annum, reviewed yearly\*

**Ground rent:** £40 per annum\*

**Local authority:** City of Westminster

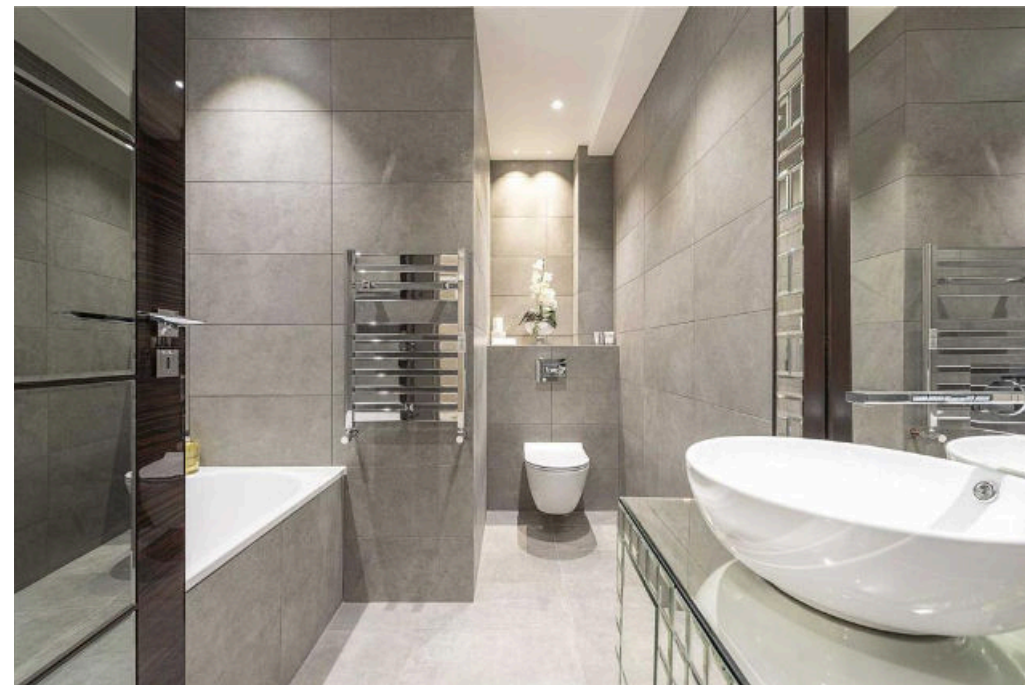
**Council tax band:** F



\*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.

Wellington Court is ideally located on Wellington Road close to St John's Wood High Street and the Underground Station (Jubilee line).

St John's Wood is a well established residential area with wonderful shops, restaurants and transport facilities providing easy access to central London. Local attractions include the Abbey Road studios, made famous by the Beatles and Lords Cricket Ground. The American School in Loudoun Road is very popular, and Regent's Park and Primrose Hill are a short stroll away.





**WELLINGTON COURT, WELLINGTON ROAD, NW8 9TD**  
Approx. Gross Internal Floor Area 866 sq ft. / 80.45 sq.m



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

**GROUND FLOOR**

**Knight Frank**  
**St John's Wood**  
5-7 Wellington Pl  
London  
NW8 7PB  
[knightfrank.co.uk](http://knightfrank.co.uk)

We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated June 2022. Photographs and videos dated June 2022.

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