



Wymondham Court, St John's Wood Park **NW8**



Wymondham Court

London NW8

This newly refurbished two bedroom apartment is set on the first floor of a small purpose built building in St John's Wood.

The property is bright and spacious throughout (approximately 1,297 sq ft) with accommodation comprising of an impressive reception/dining room, a separate fully integrated kitchen, and a principal bedroom with an en suite bathroom. In addition, there is a further double bedroom, a family bathroom and a guest cloakroom/laundry room.

This contemporary apartment forms part of the prestigious Queensmead Estate and benefits from 24 hour porterage, CCTV, and off street residents parking.



Guide price: £1,675,000

Tenure: Leasehold: approximately 152 years remaining

Ground rent: £150

Local authority: London Borough of Camden

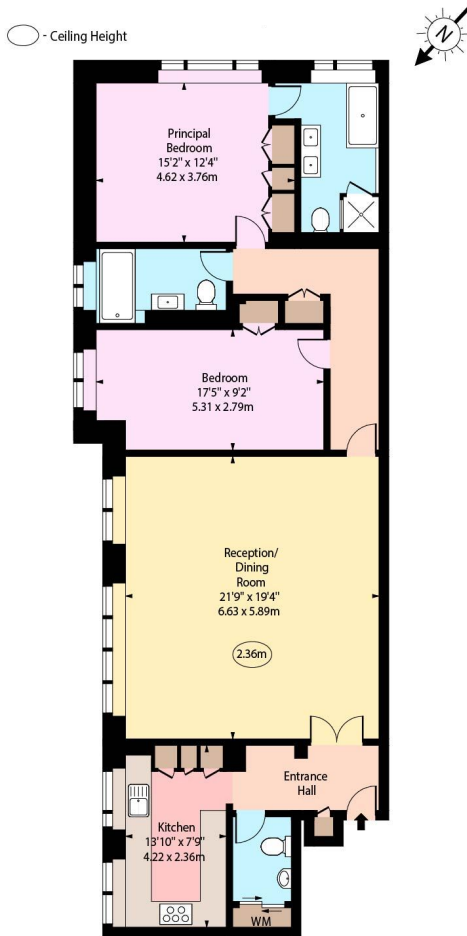
Council tax band: G

This private development is located within half a mile of St John's Wood High Street and the extensive amenities of Swiss Cottage and Finchley Road.

Primrose Hill Park's open spaces are 0.6 miles away, and the renowned American School in London is located 0.4 miles away. All distances are approximate.







First Floor
 Approx Gross Internal Area 1297 Sq Ft - 120.49 Sq M
 For Illustration Purposes Only - Not To Scale

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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.



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.

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Particulars dated September 2022. Photographs and videos dated September 2022.

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