



Hall Road, St John's Wood, London NW8



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A beautifully presented two bedroom apartment (899 sqft/ 83 sqm), situated on the second floor of this popular portered block on Hall Road.

The property comprises a bright reception room which leads on to a fully fitted kitchen/breakfast room, principal bedroom with an en-suite bathroom, a further double bedroom and family bathroom.

The building benefits from 24 hour portorage, passenger lifts and a well kept communal courtyard.



Guide price: £995,000

Tenure: Leasehold: approximately 99 years remaining

Service charge: £10,912

Ground rent: £150

Peppercorn rent: William Court

Local authority: City of Westminster

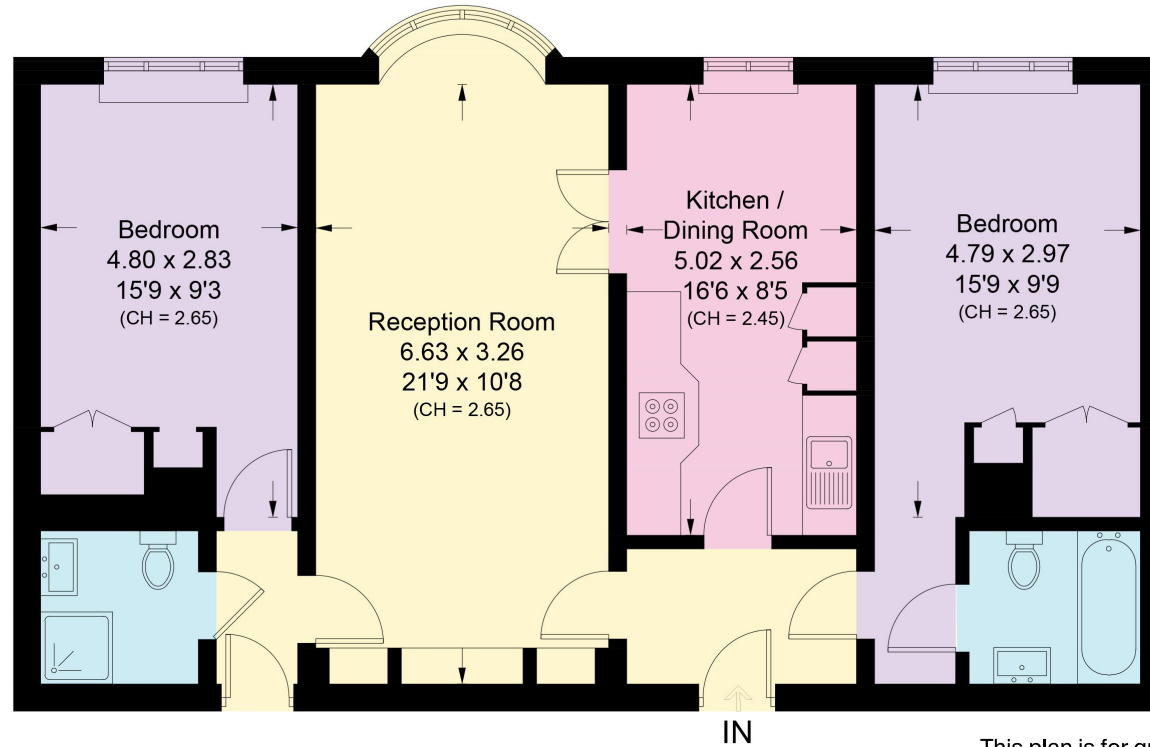
William Court is 0.6 miles from St John's Wood underground station (Jubilee Line) which provides access to the West End and Canary Wharf. The portered block is also 0.6 miles from St John's Wood High Street with its array of fashionable boutiques, cafes and restaurants.





Hall Road, NW8

Approximate Area = 83.5 sq m / 899 sq ft
Including Limited Use Area (0.4 sq m / 4 sq ft)



Second Floor

Approximate Area = 83.5 sq m / 899 sq ft
Including Limited Use Area (0.4 sq m / 4 sq ft)

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.

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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.

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Particulars dated July 2022. Photographs and videos dated July 2022.

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