



Charles Lane, St John's Wood, London NW8



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A superb four storey townhouse (1,767 sq ft) located just off St John's Wood High Street.

The house is offered in good decorative condition; accommodation is arranged over four floors and features a fully fitted kitchen/breakfast room leading through to a family/TV room and private patio on the ground floor. Additionally, there is an impressive double reception room on the first floor, a marvellous principal suite with a balcony occupying an entire floor, two further bedrooms, a family bathroom and an underground parking space.

The property is on Charles Lane, located 0.1 miles from St John's Wood High Street, offering a range of shops, restaurants and other amenities.



Guide price: £2,000,000

Tenure: Leasehold: approximately 970 years remaining

Service charge: £7028.14 per annum, reviewed every year, next review due 2024

Ground rent: £100 per annum, reviewed every year, next review due 2023

Local authority: City of Westminster

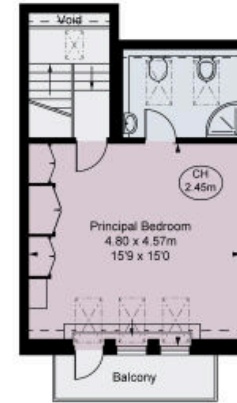
Council tax band: H

St John's Wood underground station (Jubilee Line) is 0.3 miles away. The famous open green spaces of both Regents Park and Primrose Hill are 0.2 & 0.5 miles away, respectively. All distances are approximate.

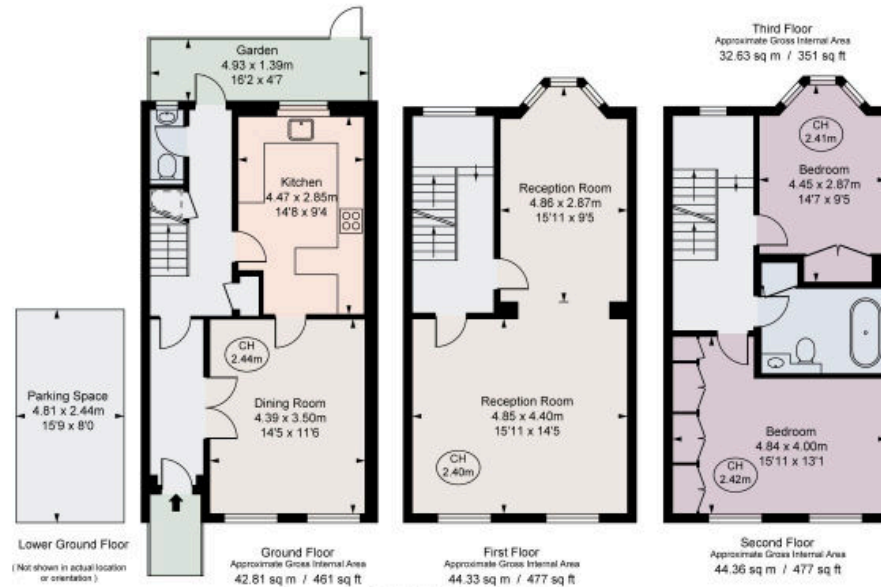




Charles Lane,
St. John's Wood, NW8
Approximate Gross Internal Area
164.12 sq m / 1,767 sq ft
(Excluding Void)
(Including restricted height
under 1.5m □ □ □ □)
(CH = Ceiling Heights)



Third Floor
Approximate Gross Internal Area
32.63 sq m / 351 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 October 2022. Photographs and videos dated October 2022.

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