



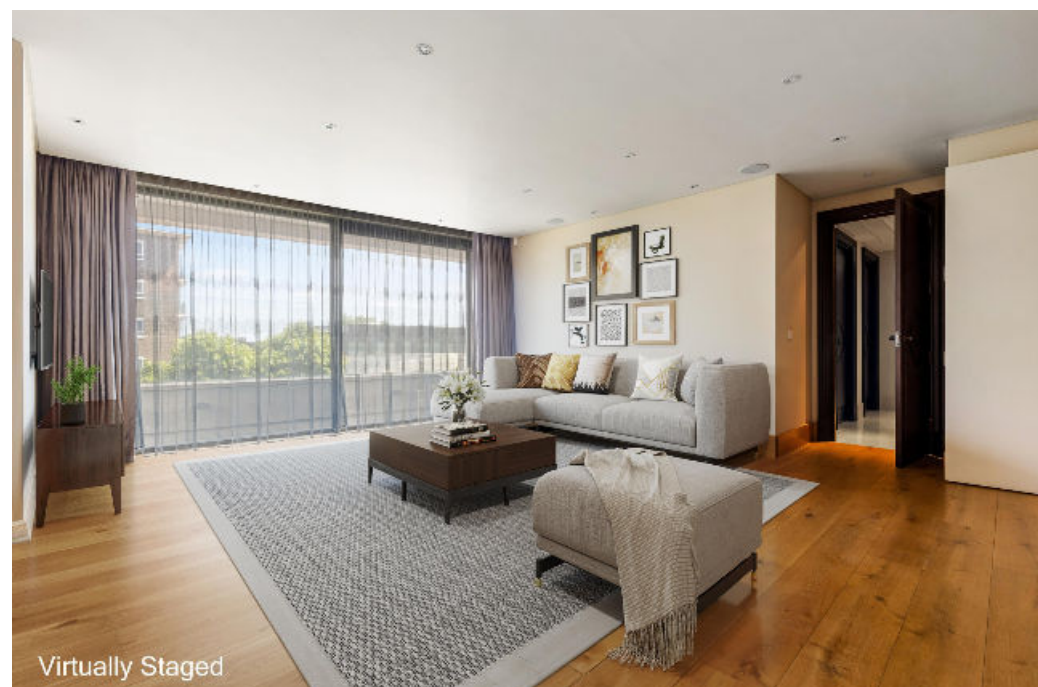
Embassy Court, Wellington Road NW8



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We are pleased to offer this delightful three bedroom, two-bathroom, fourth-floor apartment (with balcony) measuring 1,509 sq ft/140 sq m, set within this trendy scheme in the heart of St John's Wood.

Embassy Court was designed by the renowned architect Piers Gough of CZWD. This landmark building offers a 5-star hotel-style environment tailored to its occupiers' needs. Benefits include a 24-hour concierge service, secure parking and landscaped gardens.



Guide price: £3,999,950

Tenure: Leasehold: approximately 981 years remaining

Service charge: £18,171.88 per annum. 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.

Ground rent: £500 per annum. Next review date unknown.

Local authority: City of Westminster

Council tax band: H





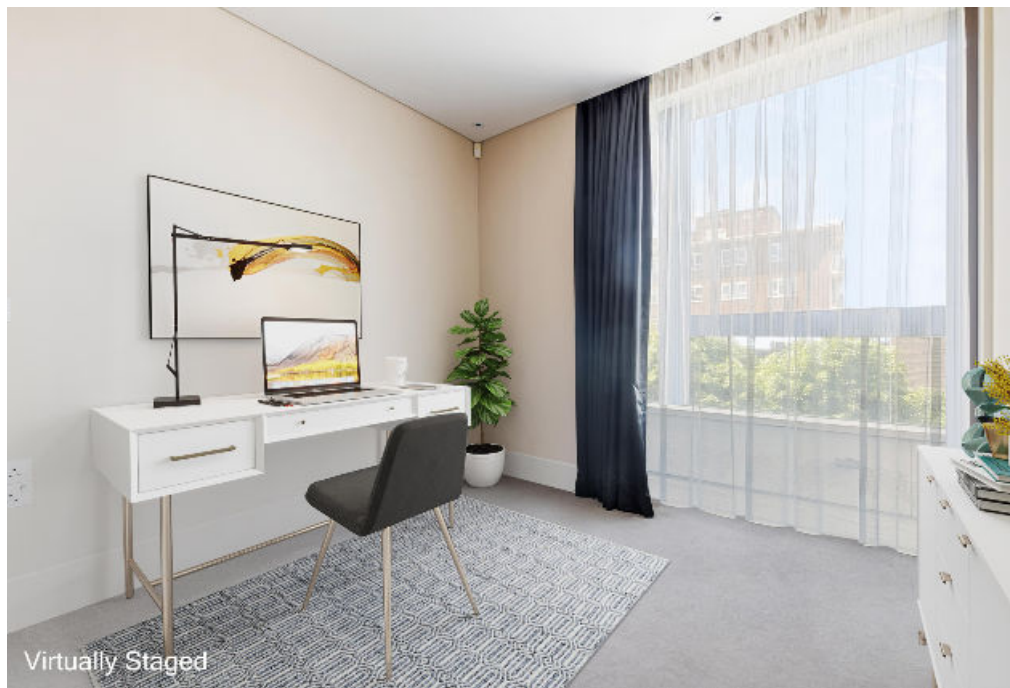
Location Description

This building is ideally located close to Regents Park and the boutiques, cafes and restaurants of St John's Wood High Street and is approximately 0.2 miles from St John's Wood Underground Station (Jubilee Line).

Fire Safety

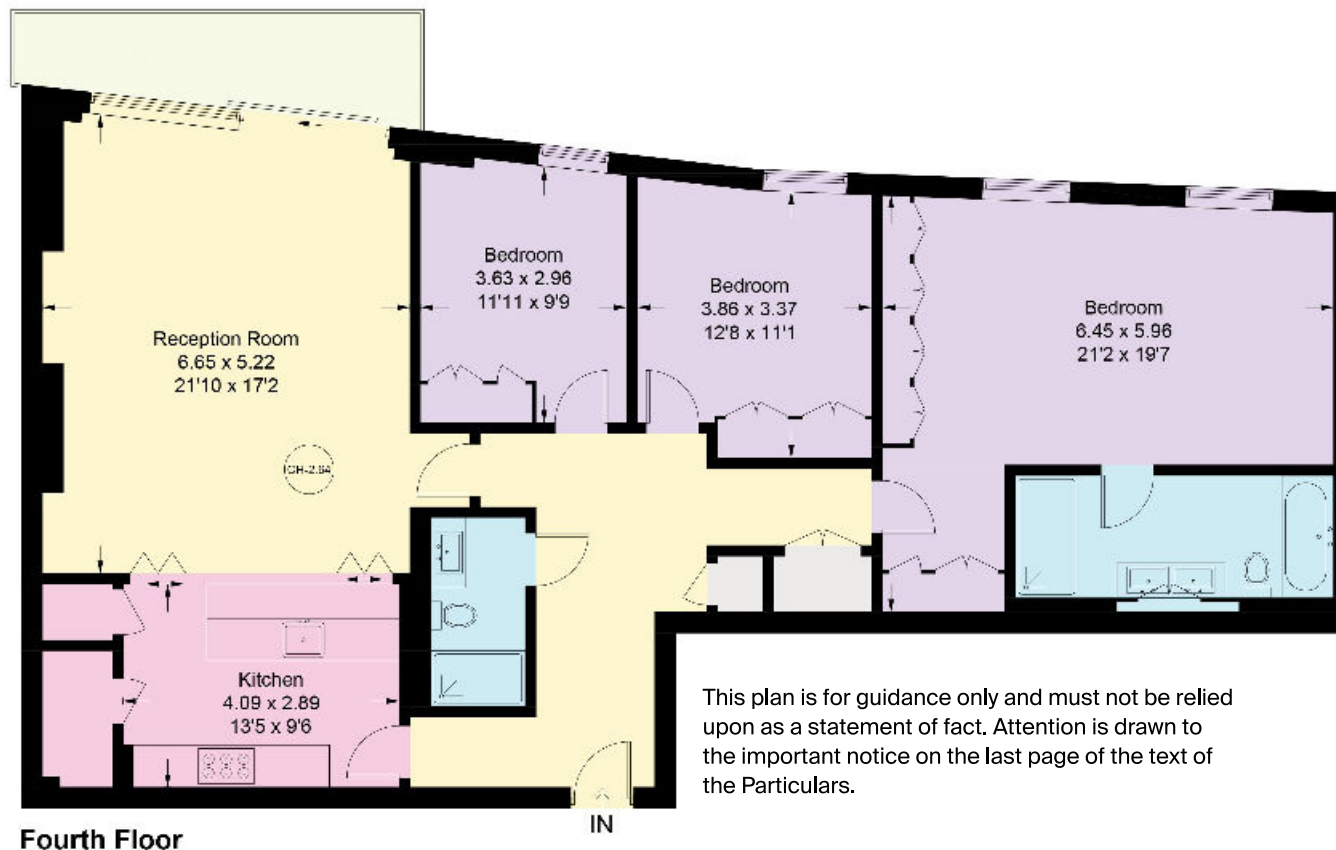
We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice





Embassy Court

Approximate Gross Internal Area = 140.2 sq m / 1509 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.

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

I would be delighted to tell you more
Tim Perks
+44 20 7871 5065
tim.perks@knightfrank.com



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 September 2024. Photographs and videos dated September 2024.

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