



Sheringham, St John's Wood Park NW8





# Sheringham, St John's Wood Park **NW8**

A spectacularly interior designed, long lease flat located on the sixth floor of this secure, 24hr portered building on the favoured east side of St. John's Wood.

Two bedrooms, two bathrooms with built in wardrobes in the principal bedroom. Great layout with well-proportioned rooms, a balcony, lift, 24hr porter and two private parking spaces. Quality furnishings throughout, including herringbone wood flooring.



**Asking price:** £1,195,000

**Tenure:** Leasehold: approximately 150 years remaining

**Service charge:** approximately £9,000 per annum

**Local authority:** London Borough of Camden

**Council tax band:** G

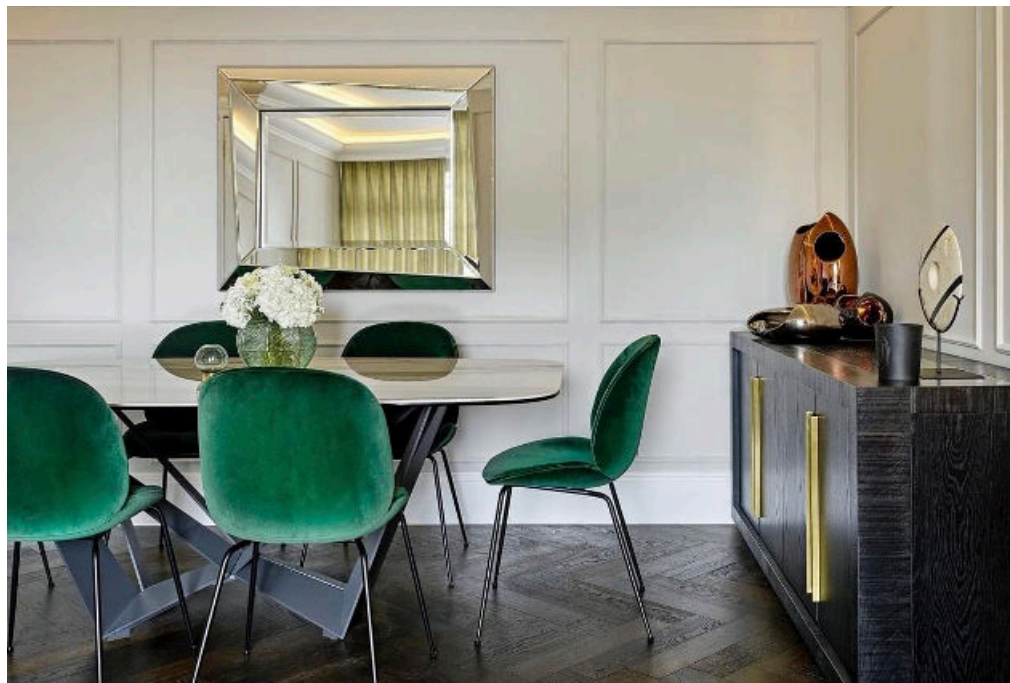




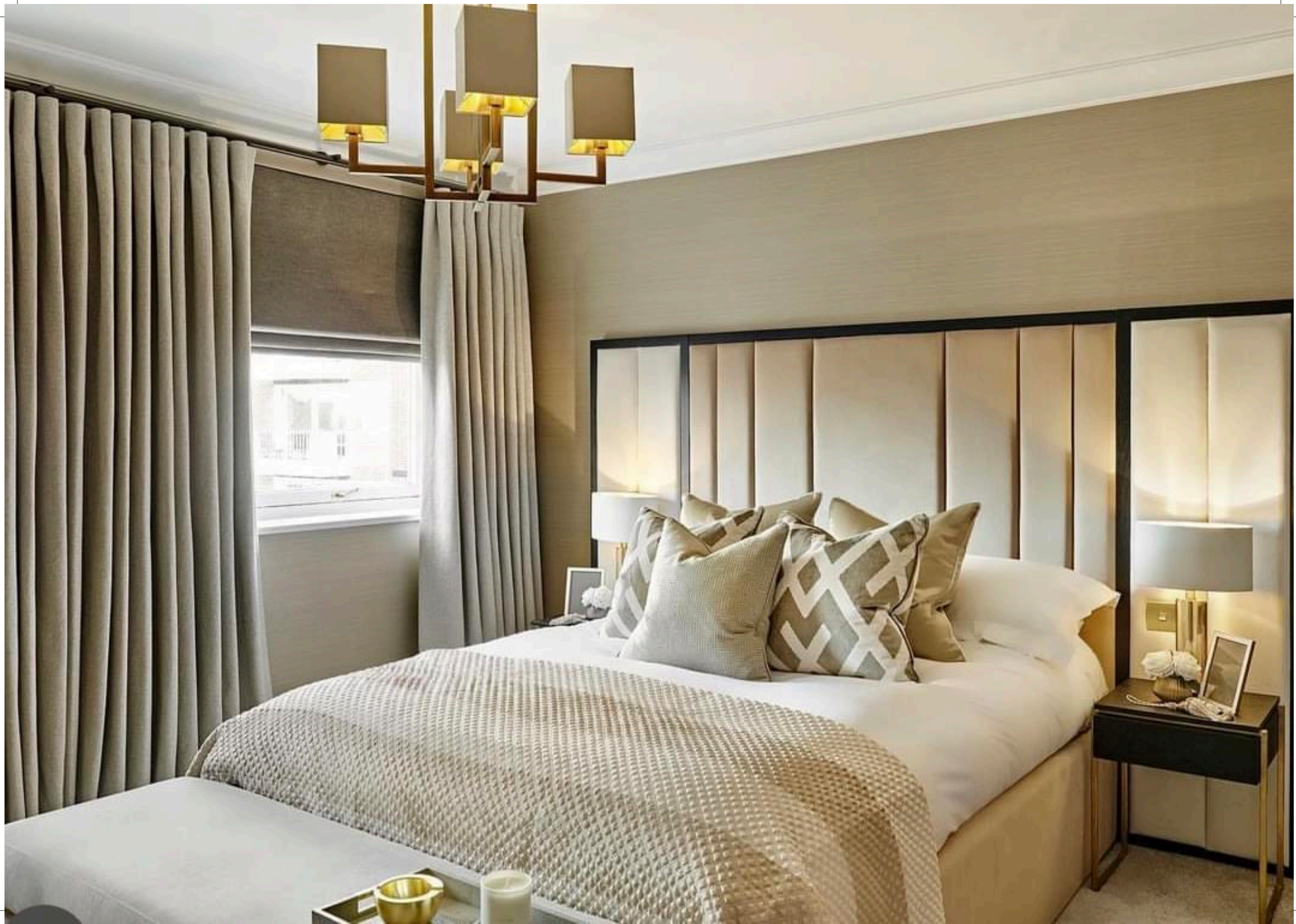
\*Please note that we have been unable to confirm the next review dates for the service charge and ground rent values. You should ensure that you or your advisors make your own inquiries.

St John's Wood is famed for being one of London's most desirable districts to live in, perfectly positioned and extremely well connected. Only a 9 minute walk to both St John's Wood and Swiss Cottage Underground Stations (Jubilee Line).

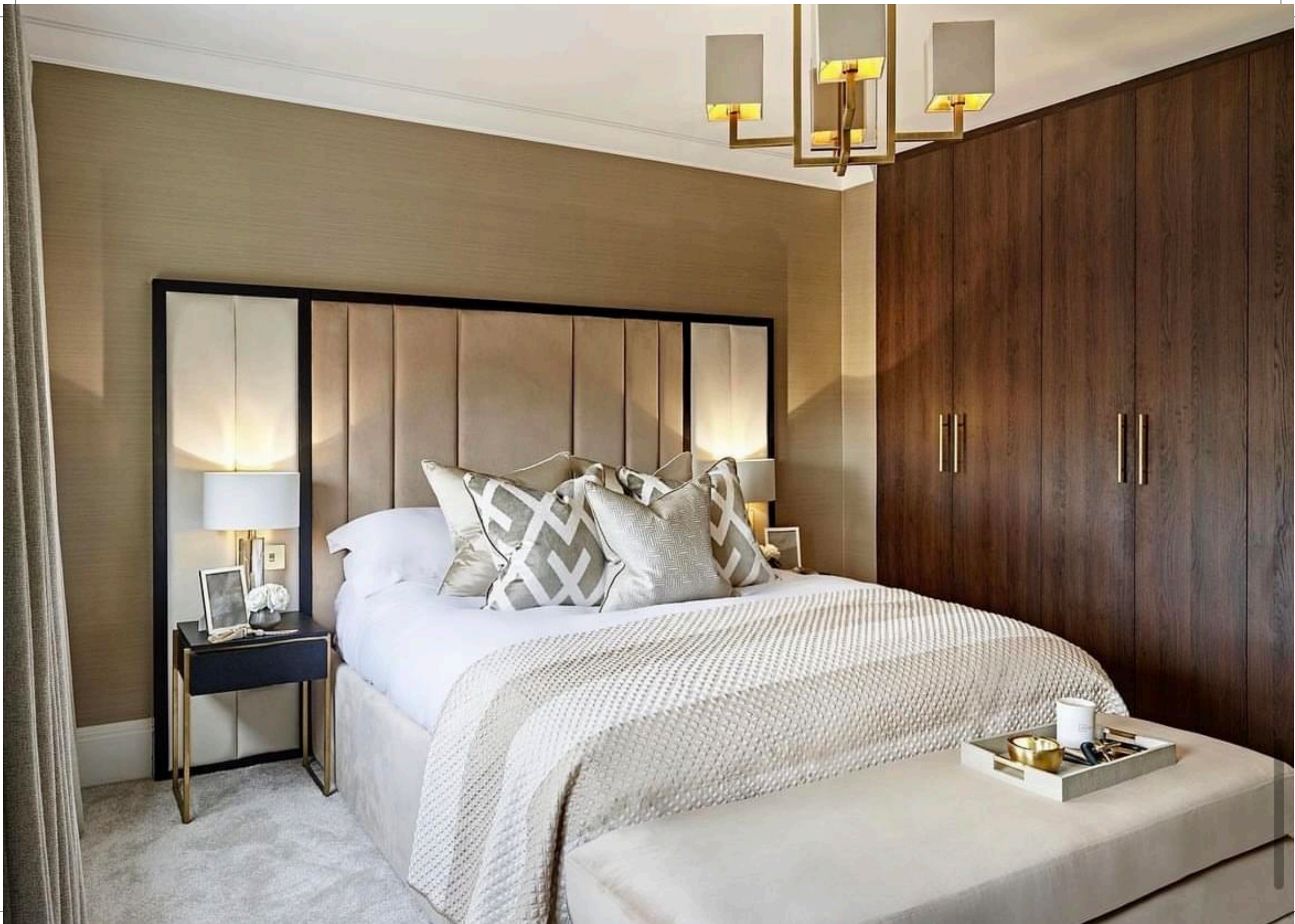
It is a vibrant yet serene village almost as famous as some of its residents. Tree lined roads surround an iconic High Street packed with luxurious boutiques, bustling cafes and restaurants. An area completely surrounded by expanses of lush greenery, including Regent's Park, Primrose Hill and Lord's Cricket Ground.





















## Sheringham, Queensmead, NW8

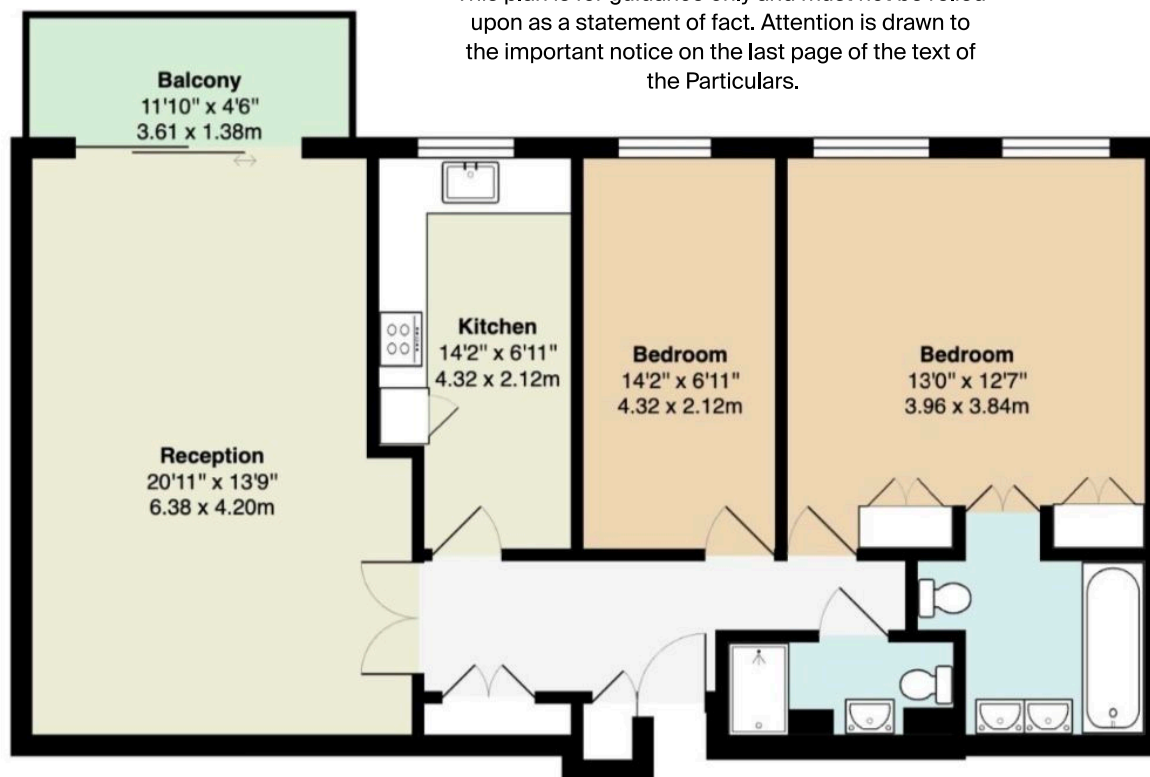
Total Gross Area: 848 ft<sup>2</sup> ... 78.8 m<sup>2</sup> (excluding balcony)

Ceiling Height 2.4 m

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice



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.



6th floor

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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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