

Knoll House, Carlton Hill, St John's Wood NW8



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A contemporary one bedroom apartment (613 sq ft) is situated on the ground floor of this peaceful development on Carlton Hill.

The property consists of a reception room with a semi-open-plan kitchen with a breakfast bar, one double bedroom and a family bathroom. The apartment also benefits from underfloor heating throughout, an un-demised patio off the kitchen and access to a communal garden. Permit parking with the development is also available, subject to availability from Westminster Council.



Asking price: £599,950

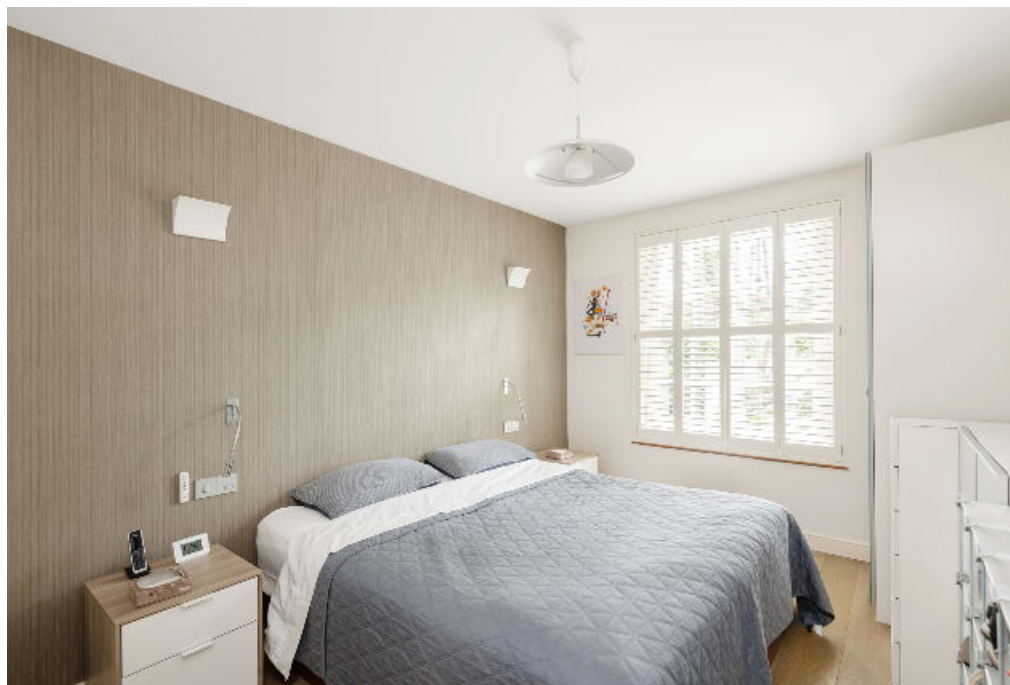
Tenure: Share of freehold plus leasehold, approximately 995 years remaining

Service charge: £1,500 + £1,000 sinking fund contribution per annum, reviewed annually. The next review is due in March 2025.

Ground rent: A peppercorn

Local authority: City of Westminster

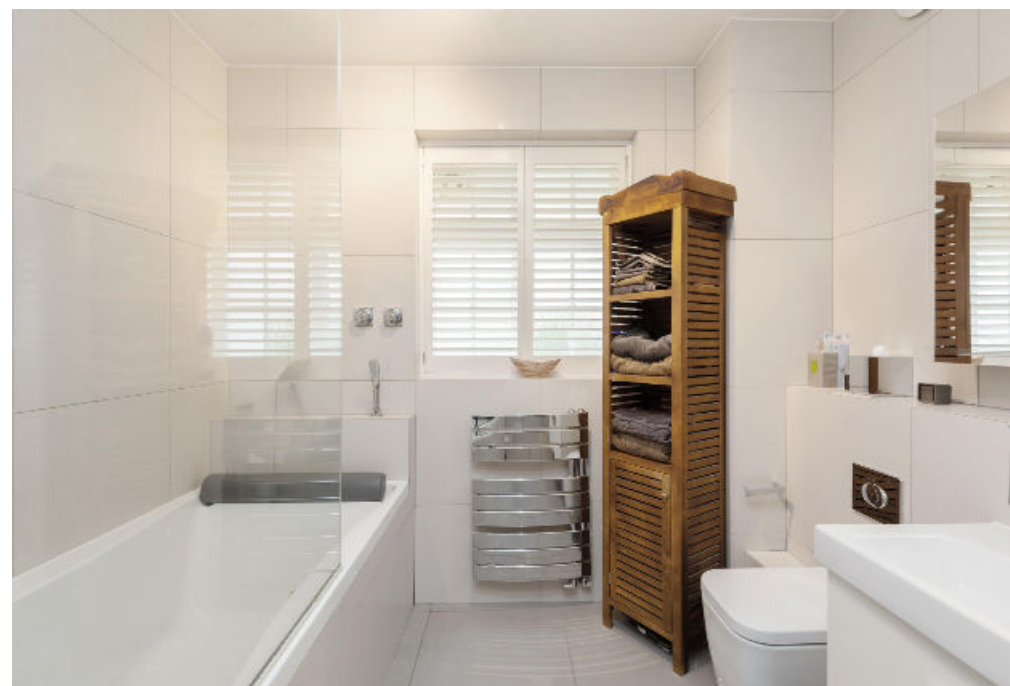
Council tax band: D



Location

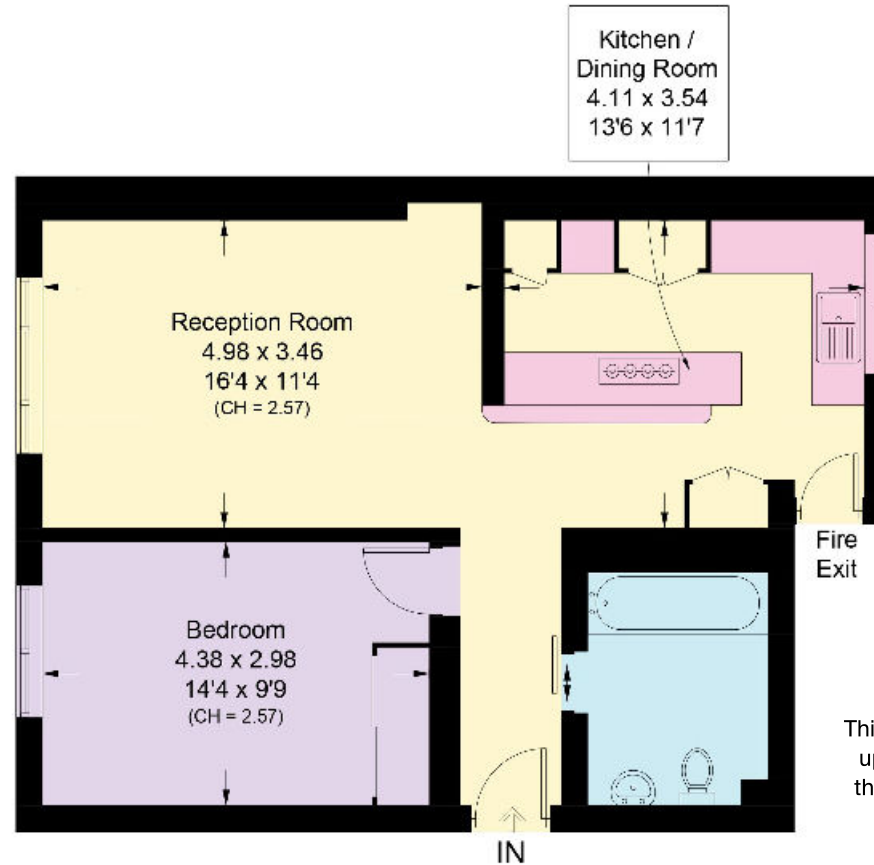
Carlton Hill is close to the amenities, boutiques and cafes of St John's Wood High Street and St John's Wood Underground Station (Jubilee Line).

The American School and Abercorn School are nearby, as are the open spaces of Regent's Parl. The property is also situated within easy access to Maida Vale Underground Station (Bakerloo Line), Little Venice, Regent's Canal and Lord's Cricket Ground.



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Approximate Area = 58.7 sq m / 632 sq ft



Ground Floor

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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