

St John's Wood Court, St John's Wood NW8



St John's Wood Court, St John's Wood Road **NW8**

An exceptional refurbished three bedroom, two-bathroom apartment situated on the ground floor of this prestigious red-brick mansion block in this prime St John's Wood location.

The apartment is offered in excellent decorative condition, providing spacious accommodation comprising an impressive reception room with high ceilings and wooden flooring, a modern fully fitted kitchen, principal bedroom with en suite shower room, with the remaining two bedrooms sharing a large bathroom with bath and separate shower. The property has the added advantage of excellent uniformed portage and smart communal areas, and the service charge includes heating and hot water.



Asking price: £1,295,000

Tenure: Leasehold: approximately 958 years remaining

Service charge: £6,600 per annum, reviewed yearly, next review due in 2025

Ground rent: £250 per annum, fixed for the duration of the lease

Local authority: City of Westminster

Council tax band: E







Location

St John's Wood offers an abundance of amenities, including numerous boutiques, restaurants and pavement cafes. It is brilliantly located for the American School in London (ASL), Regent's Park and the green open spaces of Primrose Hill. St John's Wood is one of central London's most sought-after addresses with its village-like ambience, elegant regency and contemporary buildings, world-famous cricket ground, and established cosmopolitan atmosphere.

St John's Wood Underground Station (Jubilee Line) provides swift access to Bond Street and the West End.







Fire Safety

We have made reasonable enquiries regarding the fire safety (including, but not limited to, the external wall of the building), but have been advised that there is no information available.

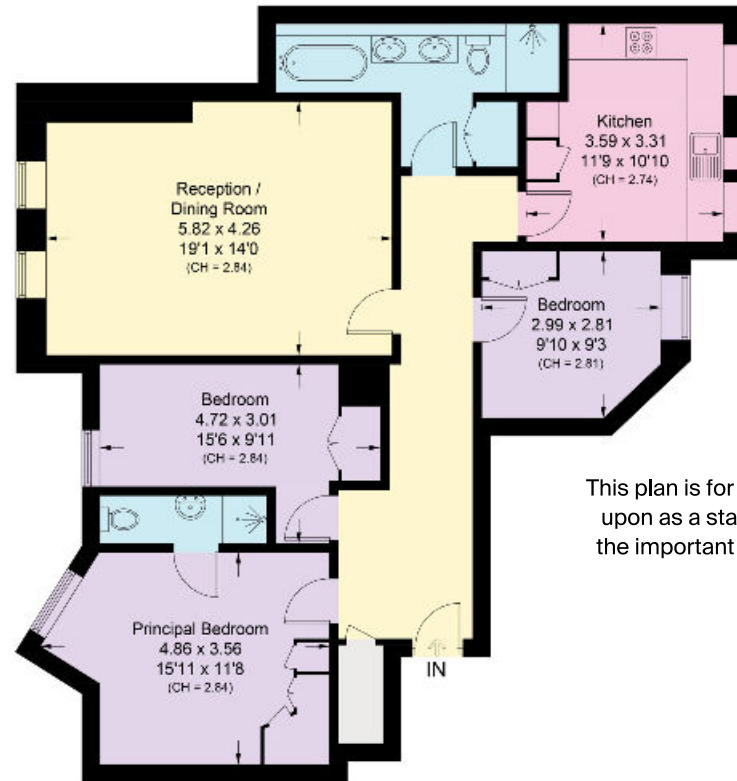
You should ensure you take independent professional advice and carry out your own investigations before making an offer on this property.





St. Johns Wood Court, NW8

Approximate Area = 101.6 sq m / 1094 sq ft
Including Limited Use Area (2.2 sq m / 24 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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