



Elm Tree Court, St John's Wood NW8



# Elm Tree Court, St John's Wood **NW8**

A fabulous one bedroom apartment with a southwest-facing balcony, situated on the second floor of this red brick mansion block in the heart of St John's Wood.

The bright and well-presented accommodation comprises an entrance hallway, an 18 ft reception room that opens to both the kitchen and the balcony and a double bedroom with an en suite bathroom. Further benefits include a porter and access to beautifully maintained communal gardens.



**Asking price:** £495,000

**Tenure:** Leasehold: approximately 944 years remaining

**Service charge:** £5196.29 per annum. We have been unable to confirm the next review dates for the service charge/ground rent value. You should ensure that you or your advisors make your own inquiries.

**Local authority:** City of Westminster

**Council tax band:** D



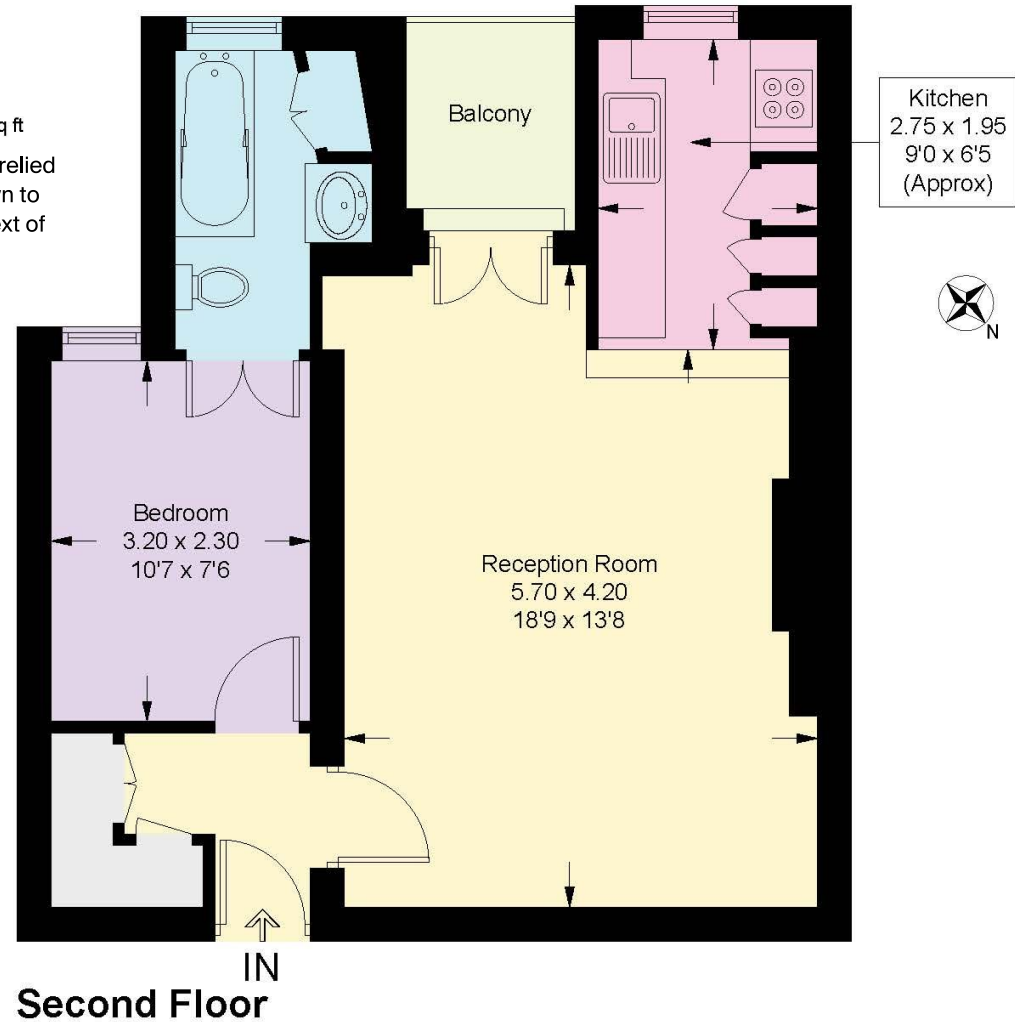
Elm Tree Road is conveniently located moments from St John's Wood High Street with numerous shops and boutiques; the open spaces of Regent's Park and St John's Wood Underground Station (Jubilee Line) are 0.4 miles away.



## Elm Tree Court

Approximate Gross Internal Area = 42 sq m / 459 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 May 2024. Photographs and videos dated May 2024.

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