



St John's Wood High Street, London NW8





# St John's Wood High Street, London **NW8**

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A charming two bedroom first-floor flat set in the heart of St John's Wood High Street. The flat has high ceilings throughout and has been recently refurbished.

The apartment has a bright reception room and a second bedroom at the front of the property, with a large principal bedroom as well as a kitchen and bathroom to the rear. The property is sold on a new 125-year lease.

St John's Wood High Street is famous for its boutique shops and restaurants. It is very close to Regent's Park and Primrose Hill's open spaces. St John's Wood Underground Station (Jubilee Line) is 0.3 miles away.



**Asking price:** £725,000

**Tenure:** The vendor has advised the property will be sold on a new 125 year lease

**Service charge:** £2,585 per annum + £568.90 for buildings insurance, renewed annually. Please note that we have been unable to confirm the next review date for the service charge. You should ensure that you or your advisors make your own inquiries.

**Ground rent:** A peppercorn

**Local authority:** City of Westminster

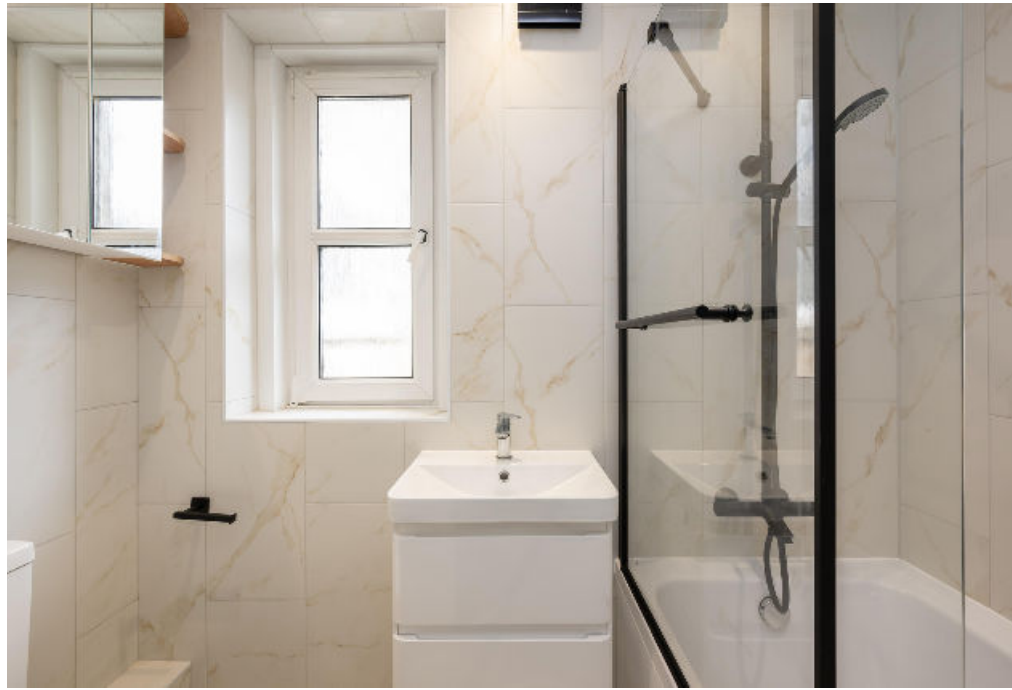
**Council tax band:** E









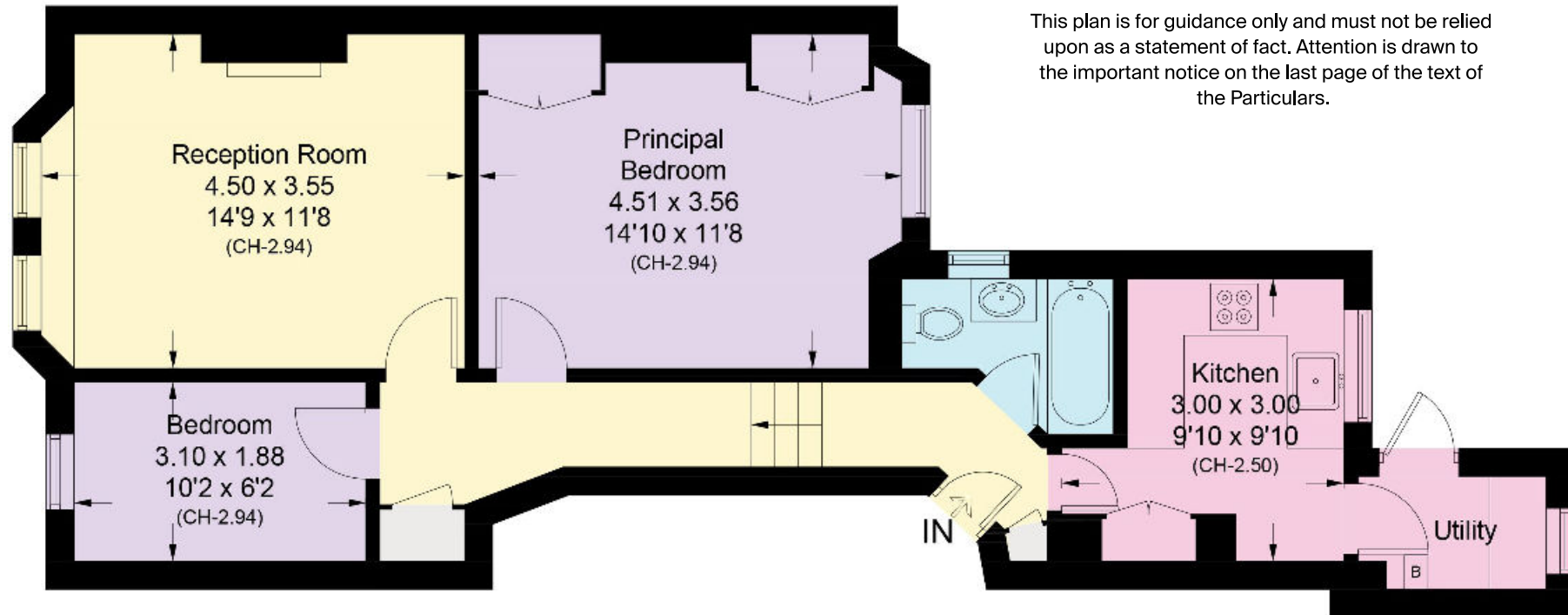


## St. Johns Wood High Street, NW8

Approximate Area = 62.1 sq m / 668 sq ft  
Including Limited Use Area (1.4 sq m / 15 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.



First 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.

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 August 2024. Photographs and videos dated August 2024.

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