



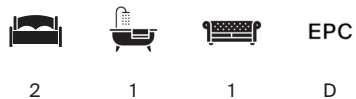
CHARLBERT COURT, CHARLBERT STREET,  
St John's Wood NW8





## A BRIGHT TWO BEDROOM FLAT IN A PRIME LOCATION

Situated on the top floor of Charlbert Court, this well-presented two bedroom flat offers bright and spacious living in the heart of St John's Wood NW8.



Local Authority: City of Westminster

Council Tax band: E

Tenure: Leasehold with approximately 951 years remaining

Ground rent: £150 per annum (paid half yearly), reviewed annually. The next review date is March 2026.

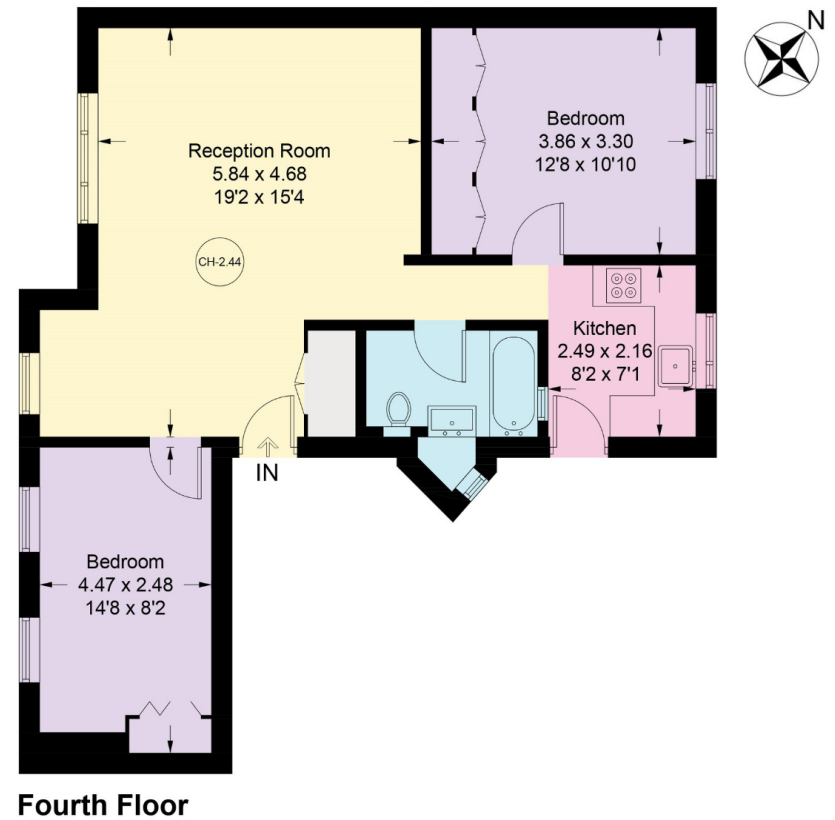
Service charge: £2,387 per annum + Reserve Fund £2,310 per annum (both paid half yearly). Next reviewed in March 2026.

**Asking Price: £695,000**



The property comprises an Impressive reception room filled with natural light, a separate fully fitted kitchen, two well-proportioned bedrooms (with fitted wardrobes) and a modern family bathroom. The flat benefits from a peaceful aspect, and Charlbert Court is a well-maintained building on an attractive tree-lined road just moments from the open green spaces of Regent's Park.

St John's Wood is a well-established residential area with wonderful shops, restaurants and transport facilities providing easy access to Central London. Local attractions include the Abbey Road Studios, made famous by the Beatles and Lord's Cricket Ground. The American School in Loudoun Road is very popular with many executives relocating to London with their families and close to the open spaces of both Regent's Park and Primrose Hill.



Approximate Gross Internal Area = 65.1 sq m / 701 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

**Tim Perks**  
+44 20 7871 5065  
tim.perks@knightfrank.com

**Knight Frank St John's Wood**  
**5-7 Wellington Place**  
London NW8 7PB

**Sonia Sangari**  
+44 20 7317 7959  
sonia.sangari@knightfrank.com

**knightfrank.co.uk**

**Your partners in property**

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 July 2025. Photographs and videos dated July 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.