



SHERINGHAM, ST JOHN'S WOOD, LONDON, NW8 £1,075,000 LEASEHOLD

A charming two bedroom, two bathroom apartment in Sheringham forming part of the exclusive Queensmead development which is noted for its excellent porterage, high level of security and residents off street parking facilities. The block is conveniently situated on St John's Wood Park between Swiss Cottage and St John's Wood Underground stations thereby offering a good choice of both transport and shopping amenities. The property benefits from further having a long leasehold over 150 years. Please note the property is currently tenanted and therefore immediate vacant possession may not be available.

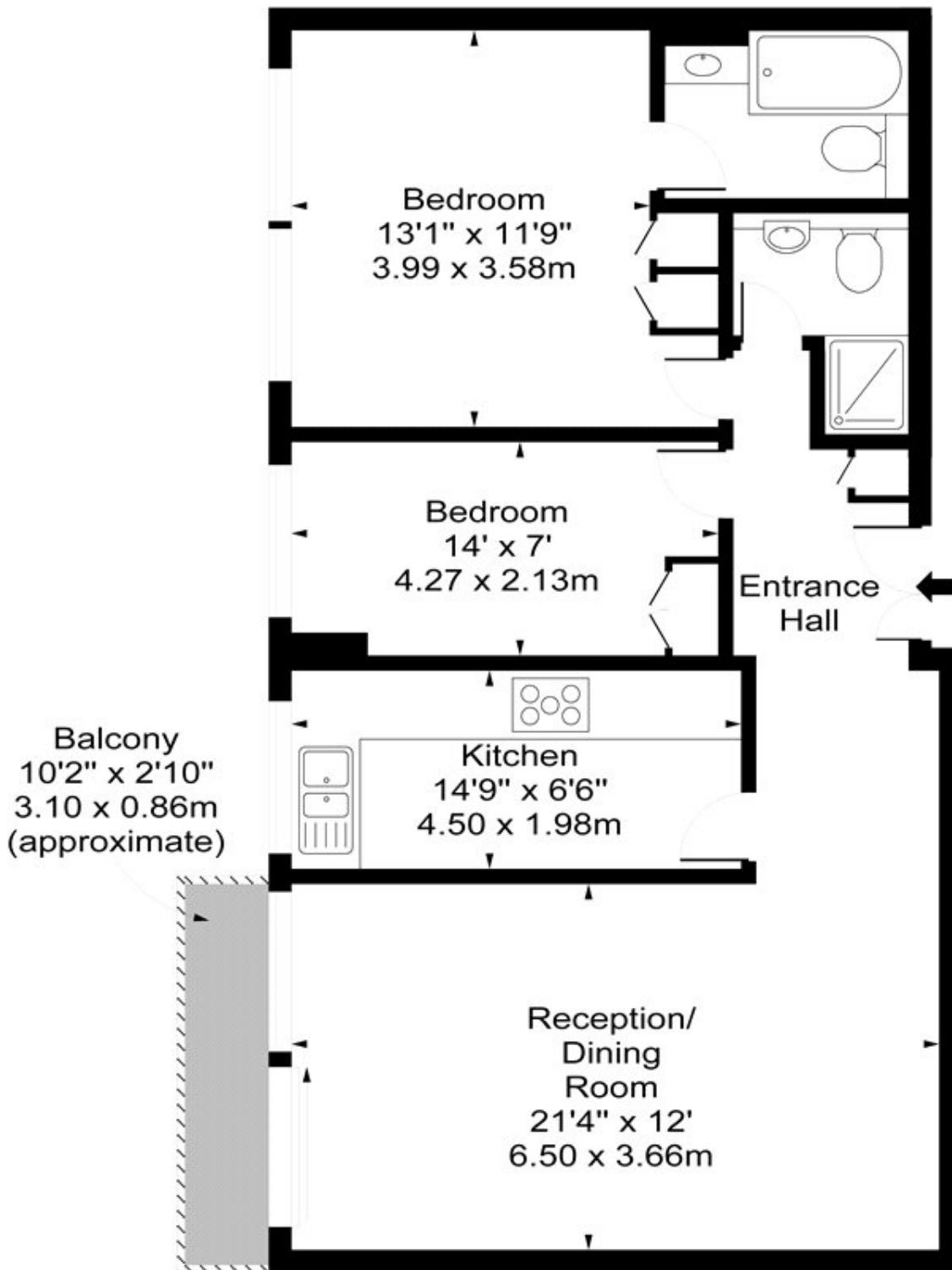
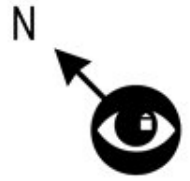
Master Bedroom with En-Suite Bathroom | Second Bedroom | Family Shower Room | Kitchen | Reception / Dining Room | Balcony | Communal Heating | Off Street Parking | Porterage | Passenger Lift | Video Entrance Phone | Leasehold

Winkworth

for every step...

winkworth.co.uk/st-johns-wood

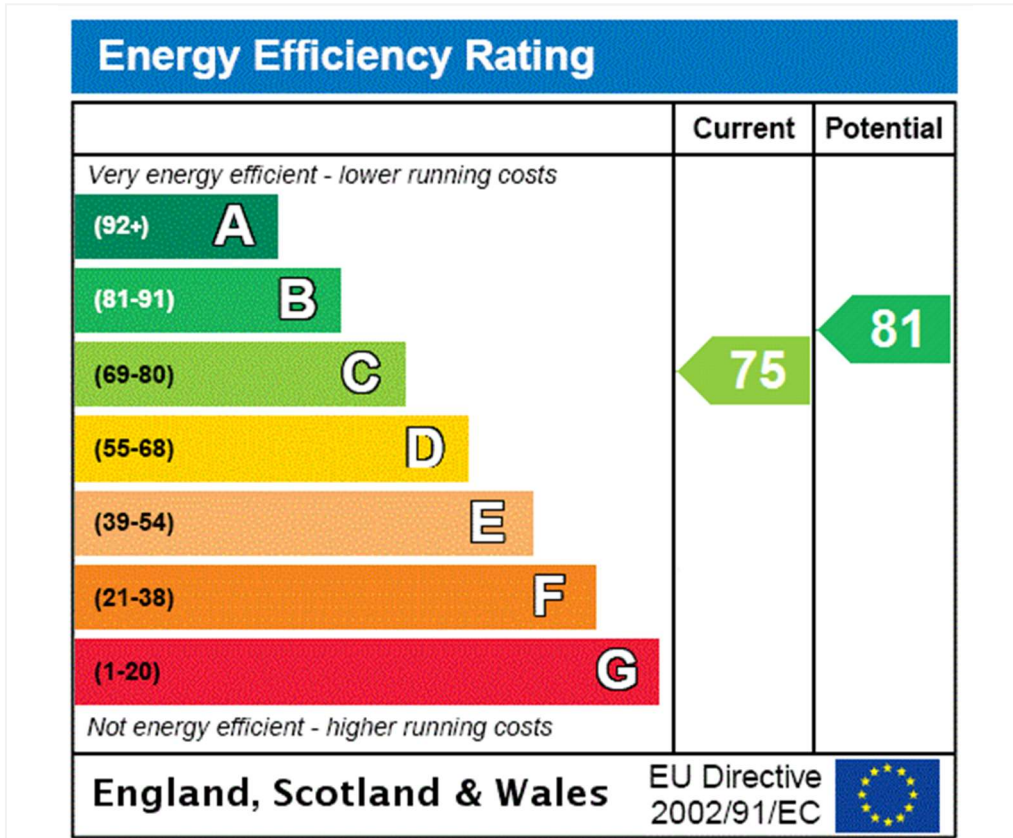
Sheringham, NW8



Third Floor

Approx Gross Internal Area **829 Sq Ft - 77.01 Sq M**

For Illustration Purposes Only - Not To Scale
Floor Plan from www.BigPropertyMarketing.com



Tenure: Leasehold

Term: Expires - 01/01/2084

Service Charge: £10091.34 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Winkworth does not have 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). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. 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. Amenities and appliances have not been tested

St John's Wood | 103-104 St. Johns Wood Terrace, London, NW8 6PL | 020 7586 7001 |



for every step...

winkworth.co.uk/st-johns-wood

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.