



HANOVER HOUSE, NW8 £3,300,000 PRINCIPAL AGENT Subject to contract

An elegant family apartment finished to a high standard of specification and situated on the fifth floor of this sought-after mansion block in St John's Wood High Street, allowing access to a wealth of fashionable shops and restaurants, while Regents Park is within easy reach. Accommodation comprises four bedrooms, three bathrooms (two en suite), guest cloakroom, fully fitted kitchen/breakfast room and a double reception.

Please note the property is currently tenanted and therefore immediate vacant possession may not be available.

Two Double Bedrooms With En Suite Bathrooms | Two Further Bedrooms | Family Bathroom | Guest WC | Reception Room | Dining Room | Kitchen | Porterage | Passenger Lift | Entrance Phone | Communal Heating | Share Of Freehold

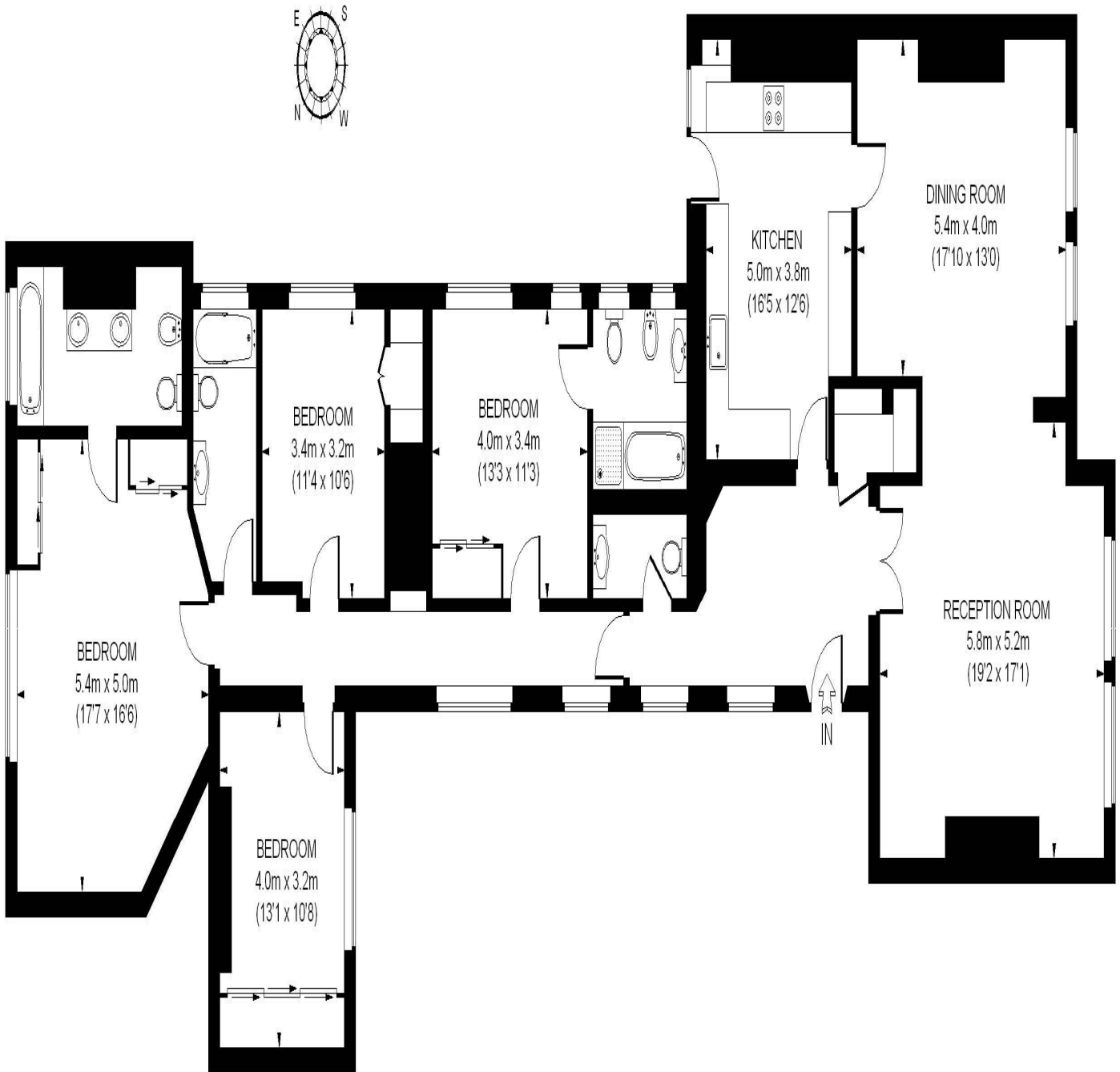
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Winkworth

For every step...



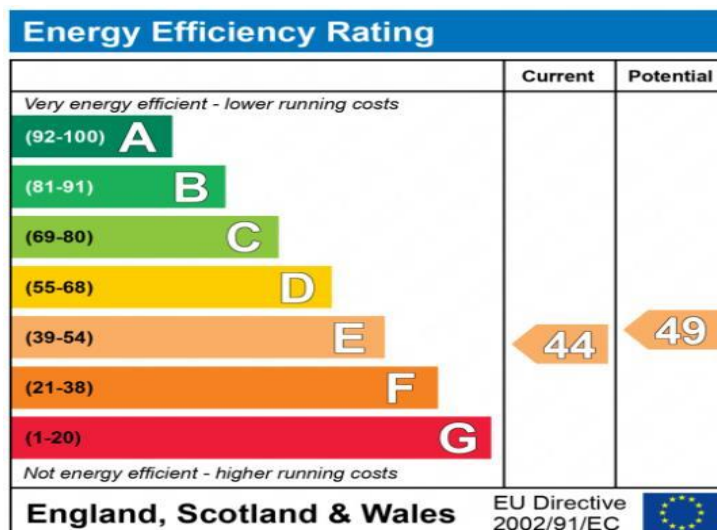
HANOVER HOUSE



FIFTH FLOOR

APPROXIMATE GROSS INTERNAL AREA
2088 SQ. FT. (194 SQ. M.)

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



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Tenure: Share of Freehold
Term: 999 years from 01/01/2004
Service Charge: £15,247.32 per annum
Current Ground Rent: A Peppercorn / No Ground Rent Applicable

NOTES: **Please note the property is currently tenanted and therefore immediate vacant possession may not be available.**

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.

NB: 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. Neither Winkworth 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). 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.

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