



## HANOVER HOUSE, ST JOHN'S WOOD, LONDON, NW8 £3,575,000 SHARE OF FREEHOLD

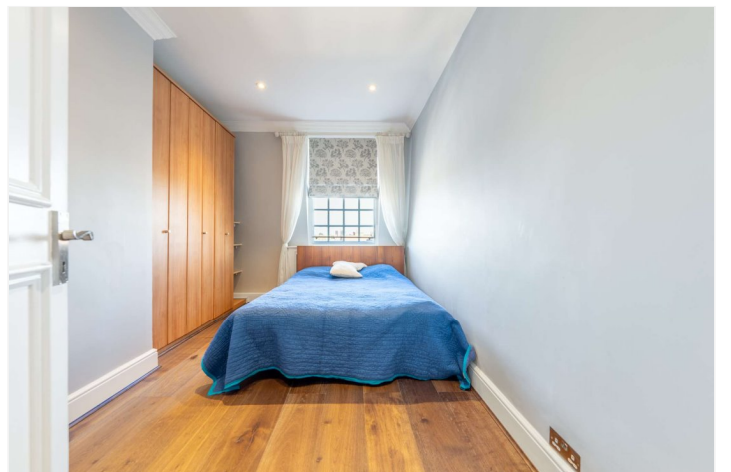
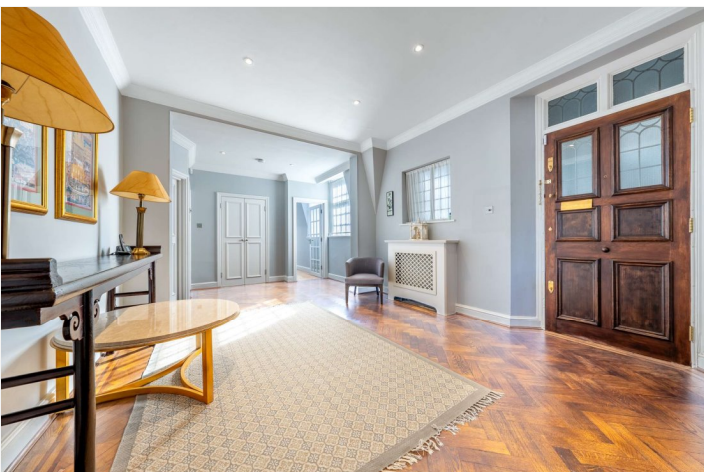
A substantial (2418sq ft) four bedroom family apartment situated on the fifth floor of this prestigious mansion-style block superbly located on the High Street with picturesque views over the St John's Wood Church Gardens. This sought after apartment features large windows throughout which provides an abundance of natural light, comprising two intercommunicating reception rooms, separate eat-in kitchen, principal bedroom with en suite, second double bedroom with en suite, two further bedrooms and one family bathroom. There is an additional guest cloakroom. This rarely available apartment benefits from passenger lift access, porterage and very well presented communal areas.

Four Bedrooms | Three Bathrooms | Double Reception Room | Fully Intergrated Kitchen | Guest Cloakroom | Lift Access | Porterage | Additional Loft Storage (Not Demised) | Share of Freehold | Largest Flat in Hanover House

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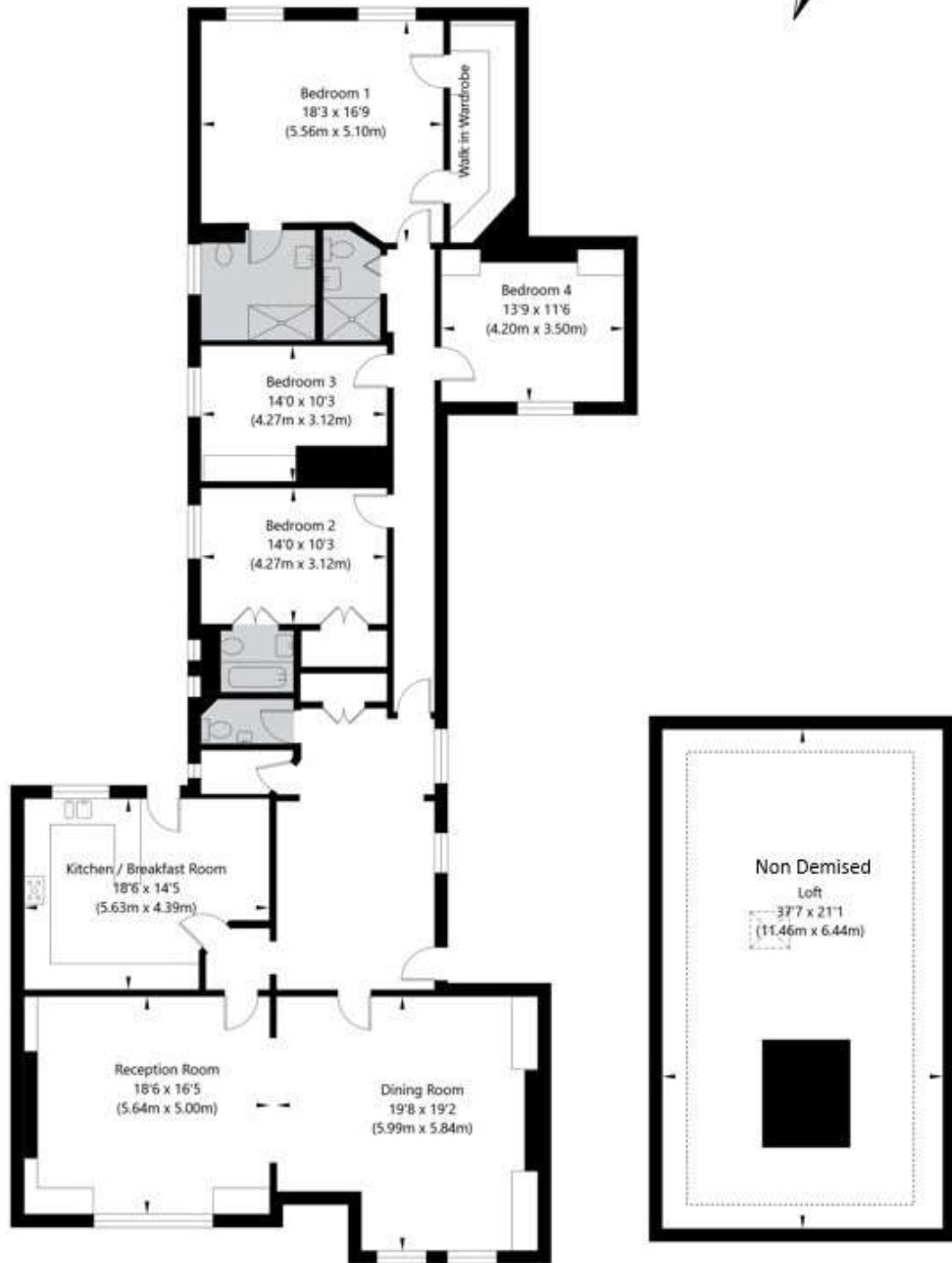
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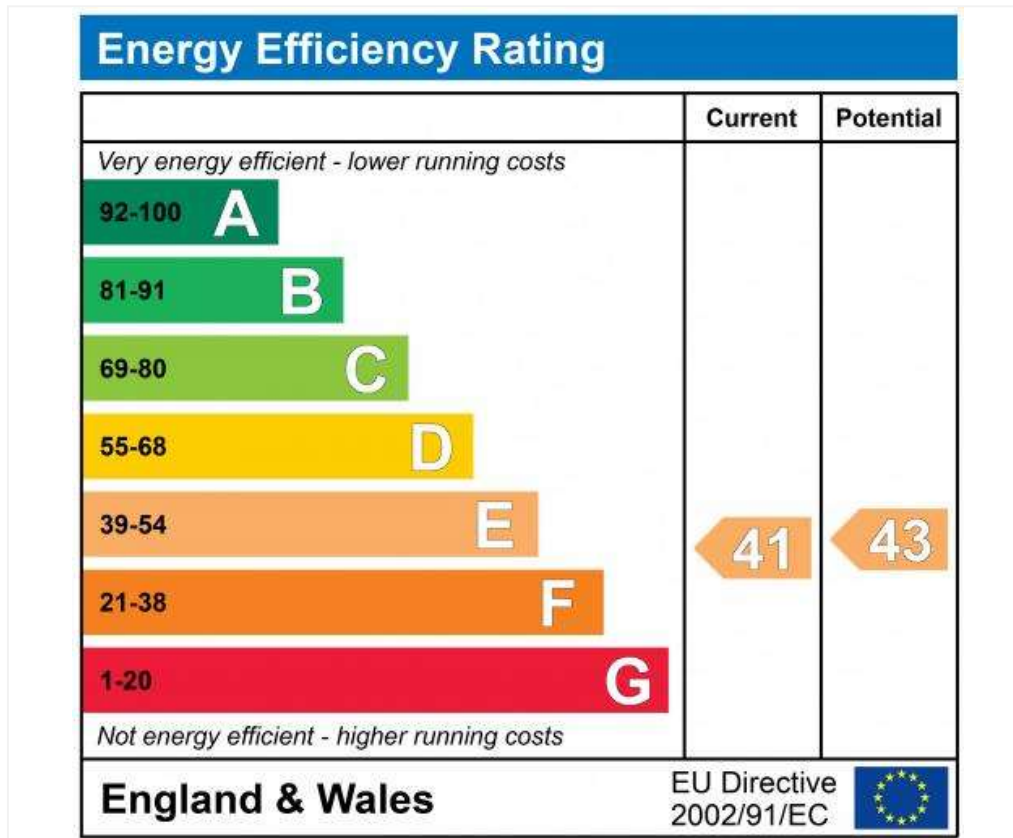
# Hanover House, London NW8 7DY

Fifth Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 224.63 SQ M / 2418 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 224.63 SQ M / 2418 SQ FT  
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**Tenure:** Share of Freehold

**Term:** Expires - 01/01/3003

**Service Charge:** £21,022.44 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** H

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.

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

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