

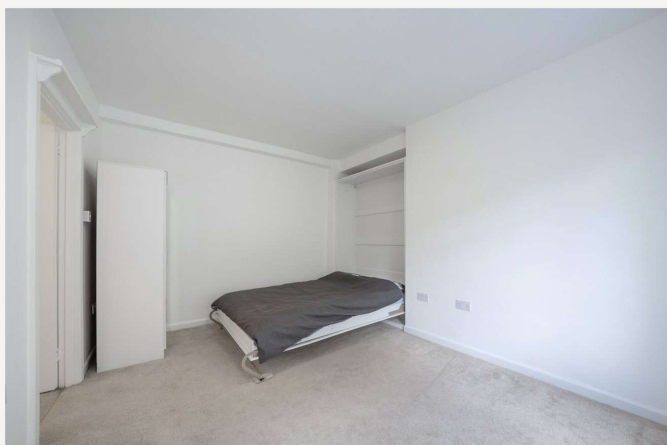


Langford Court, St John's Wood, London, NW8

£300,000 *Leasehold*

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A charming, first-floor studio apartment, with a newly-fitted kitchen, offered for sale with no onward chain. The property is fully double-glazed, has built-in storage and benefits from both communal and independent heating systems. This art-deco development has communal gardens and a day porter and is located less than half a mile away from St John's Wood High Street, Underground Station (Jubilee Line) and Lord's Cricket Ground. The seller is also willing to cover the purchaser's legal and mortgage fees, up to the sum of £3,000.



Winkworth St John's Wood
020 7586 7001 | stjohnswood@winkworth.co.uk

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KEY FEATURES

- Studio Apartment
- Separate Kitchen
- Bathroom
- Passenger Lift
- Day Porter
- Leasehold



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 28/09/2166

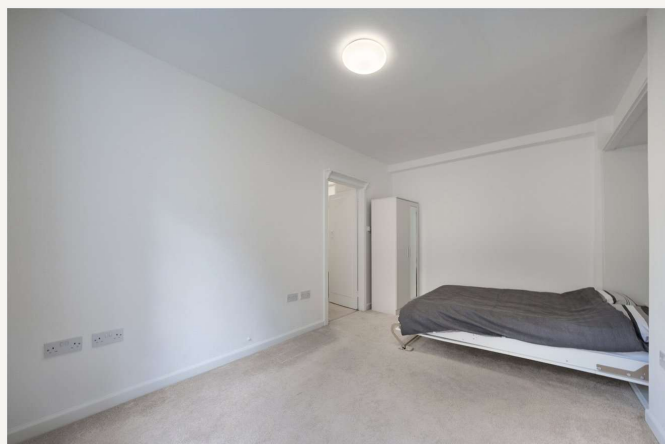
Service Charge: £2,837.56 per annum

Service Charge Note: Additional Reserve Fund Contribution of £697.40 per annum

Ground Rent: £40 Annually (subject to increase)

Council Tax Band: B

EPC rating: C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

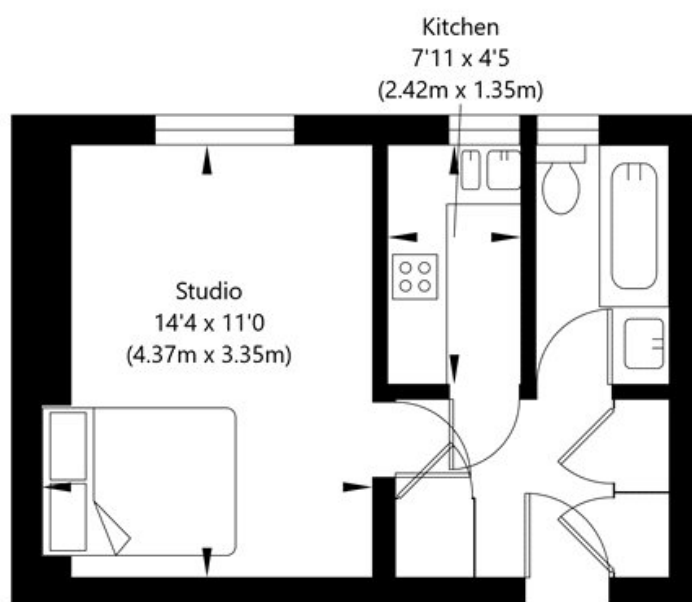
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD260254>

Langford Court, 22 Abbey Road, London, NW8 9DN

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 27.75 SQ M / 299 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 27.75 SQ M / 299 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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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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