



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

£875,000 *Leasehold*

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A wonderful two-bedroom apartment, located on the second floor of this low-rise, art deco development, moments away from the world-famous Abbey Road Studios. This property benefits from air conditioning, a guest wc, a dining area and a long leasehold interest in excess of 900 years. Furthermore, the building has undergone extensive renovations both internally and externally, features such as a new passenger lift and double-glazed sash windows have been fitted. This development benefits from a modest communal garden and is located less than half a mile away from St John's Wood High Street and Underground Station (Jubilee Line) as well as Lord's Cricket Ground and Regent's Park



Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk



KEY FEATURES

- Two Bedrooms
- Bathroom
- Guest WC
- Separate Kitchen
- Reception/Dining Room
- Passenger Lift
- Communal Gardens
- Leasehold



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 01/01/3024

Service Charge: £8,272.88 per annum

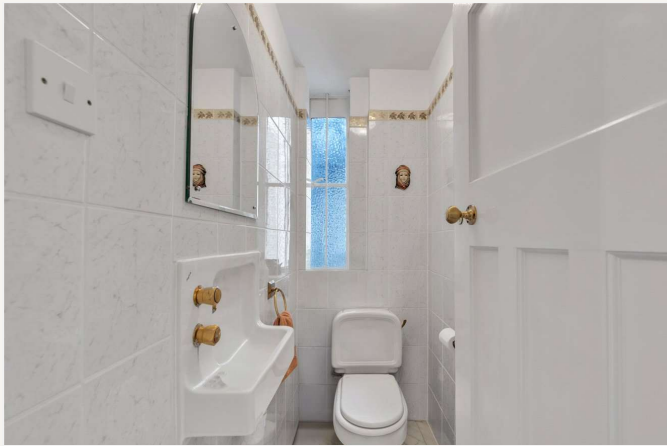
Service Charge Note: Includes Reserve Fund Contribution of £1,935.50 per annum

Ground Rent: £130 Annually (subject to increase)

Council Tax Band: G

EPC rating: D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

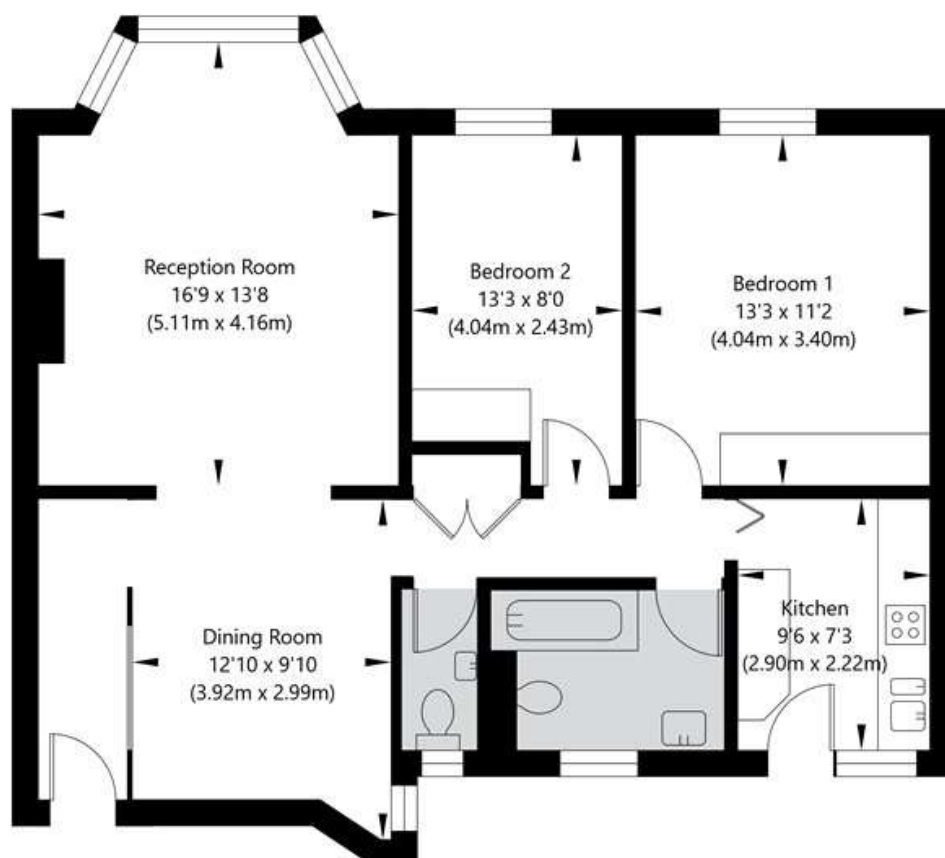
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD260154>

Adelaide Court, Abbey Road, London NW8 9AE

Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 78.08 SQ M / 840 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 78.08 SQ M / 840 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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