

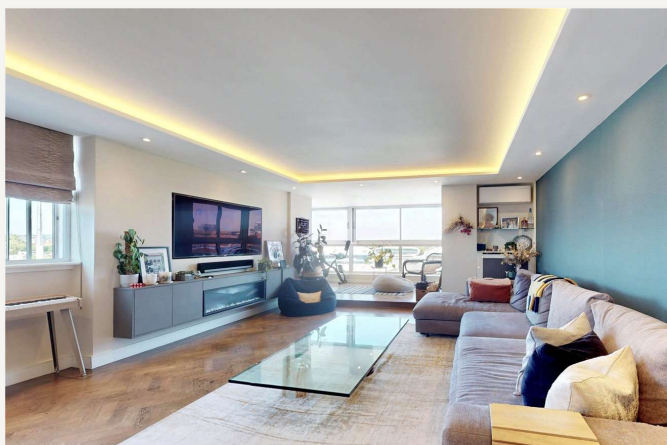


Century Court, St John's Wood, London, NW8

£2,000,000 *Leasehold*

3  1  2 

We are pleased to present this wonderful 8th-floor apartment with views across Lord's Cricket Ground. This property benefits from a 20ft reception room, three double bedrooms, two bathrooms (one en-suite) and an allocated parking space. The apartment has a modern decor throughout, parquet flooring, air-conditioning, an integrated sound system and Lutron lighting. St John's Wood High Street & Underground Station (Jubilee Line) plus Regent's Park and Warwick Avenue Station (Bakerloo Line) are all within a one-mile radius.



Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk



KEY FEATURES

- Principal Bedroom with En-Suite Bathroom
- Two Further Bedrooms
- Shower Room
- Separate Kitchen
- Reception Room/Family Room
- Passenger Lift
- Porterage
- Allocated Underground Parking
- Leasehold



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 20/03/3012

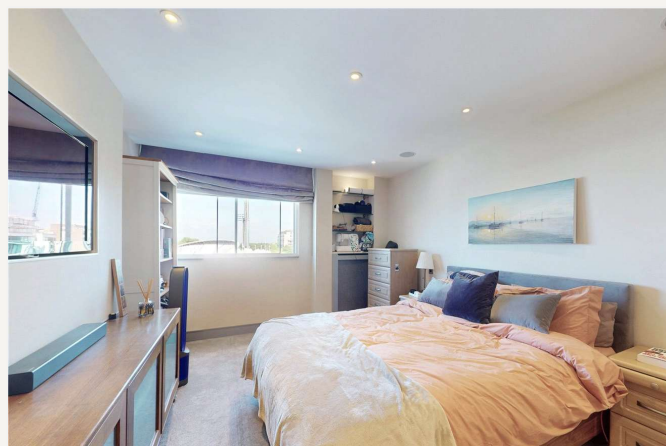
Service Charge: £12,840 per annum

Service Charge Note: Plus additional reserve fund contribution of £2,896 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: H

EPC rating: C



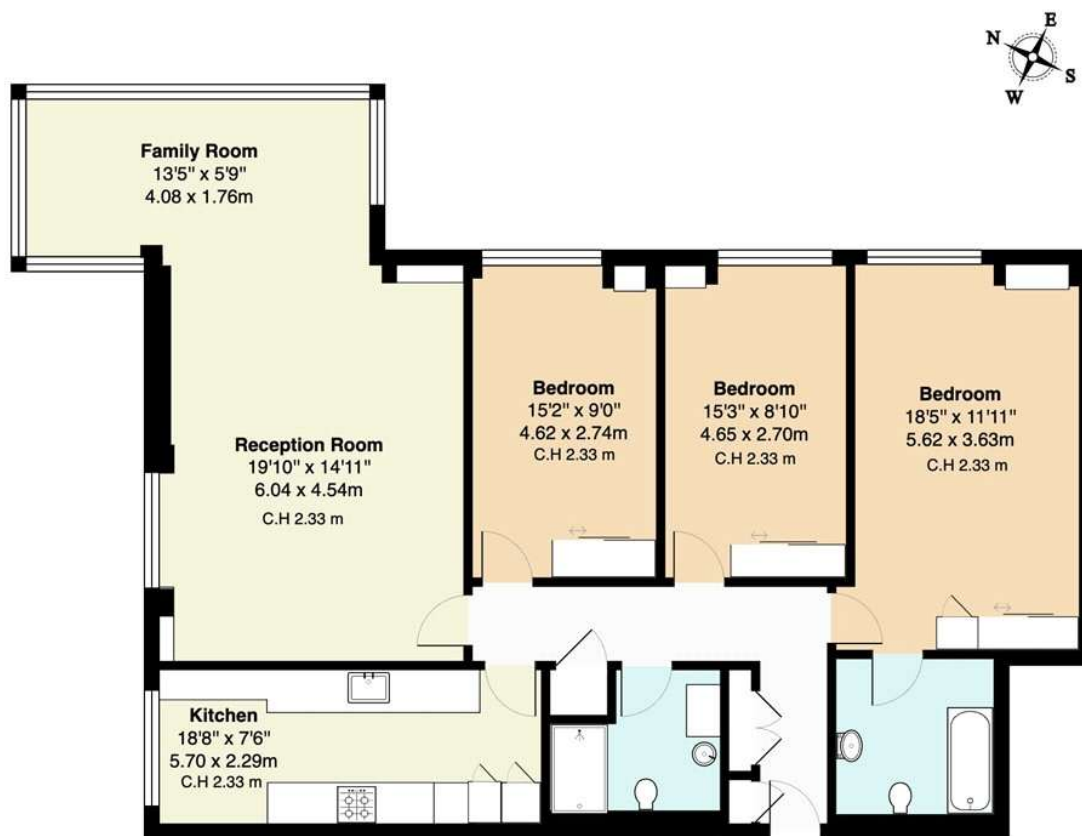


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/SJD260205>



8th Floor

Century Court, Grove End Road NW8

Total Gross Area: 1335 ft² ... 124.0 m²

* C.H - Ceiling Height

Floor plans are for identification and guideline purposes only, not to scale
Compliant RICS code of measuring practice

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.

Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk

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.