

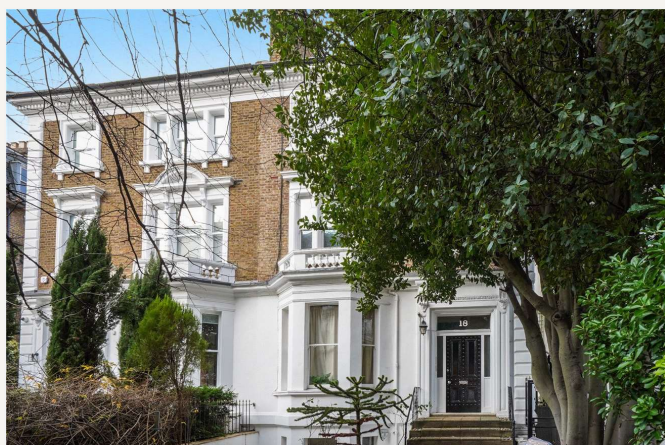


Langford Place, St John's Wood, London, NW8

£599,950 *Share of Freehold*



A beautiful one-bedroom apartment which has been fully renovated to a high standard throughout, located on the raised ground floor of this charming period conversion, with direct access to a communal garden. The property has a seamless blend of both period and modern features, plus an open-plan kitchen/reception room. Positioned on this quiet tree-lined street, just off Abbey Road with St John's Wood High Street, Underground Station (Jubilee Line) and Lord's Cricket Ground all within a half-mile radius. Offered for sale with no onward chain.



Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk



KEY FEATURES

- Bedroom
- Bathroom
- Open Plan Kitchen/Reception Room
- Communal Gardens
- Share of Freehold



MATERIAL INFO

Tenure: Share of Freehold

Lease Expiry Date: 01/01/2976

Service Charge: £436.94 per annum

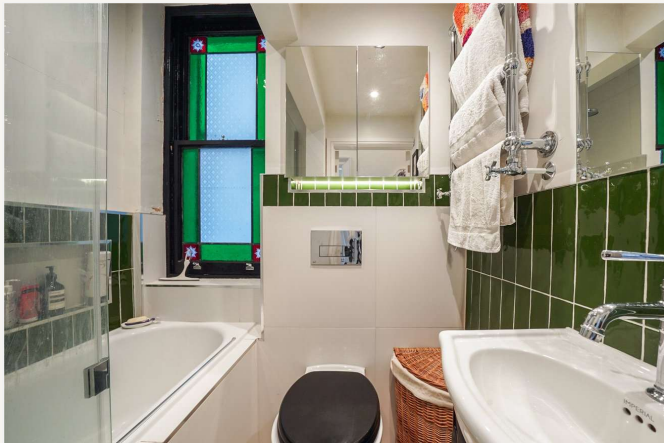
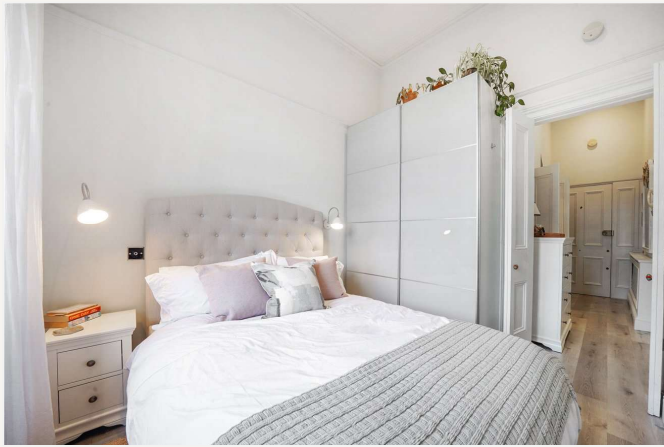
Service Charge Note: Additional Reserve Fund Contribution of £500.00 per annum

Ground Rent: £25 Annually (subject to increase)

Council Tax Band: D

EPC rating: C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

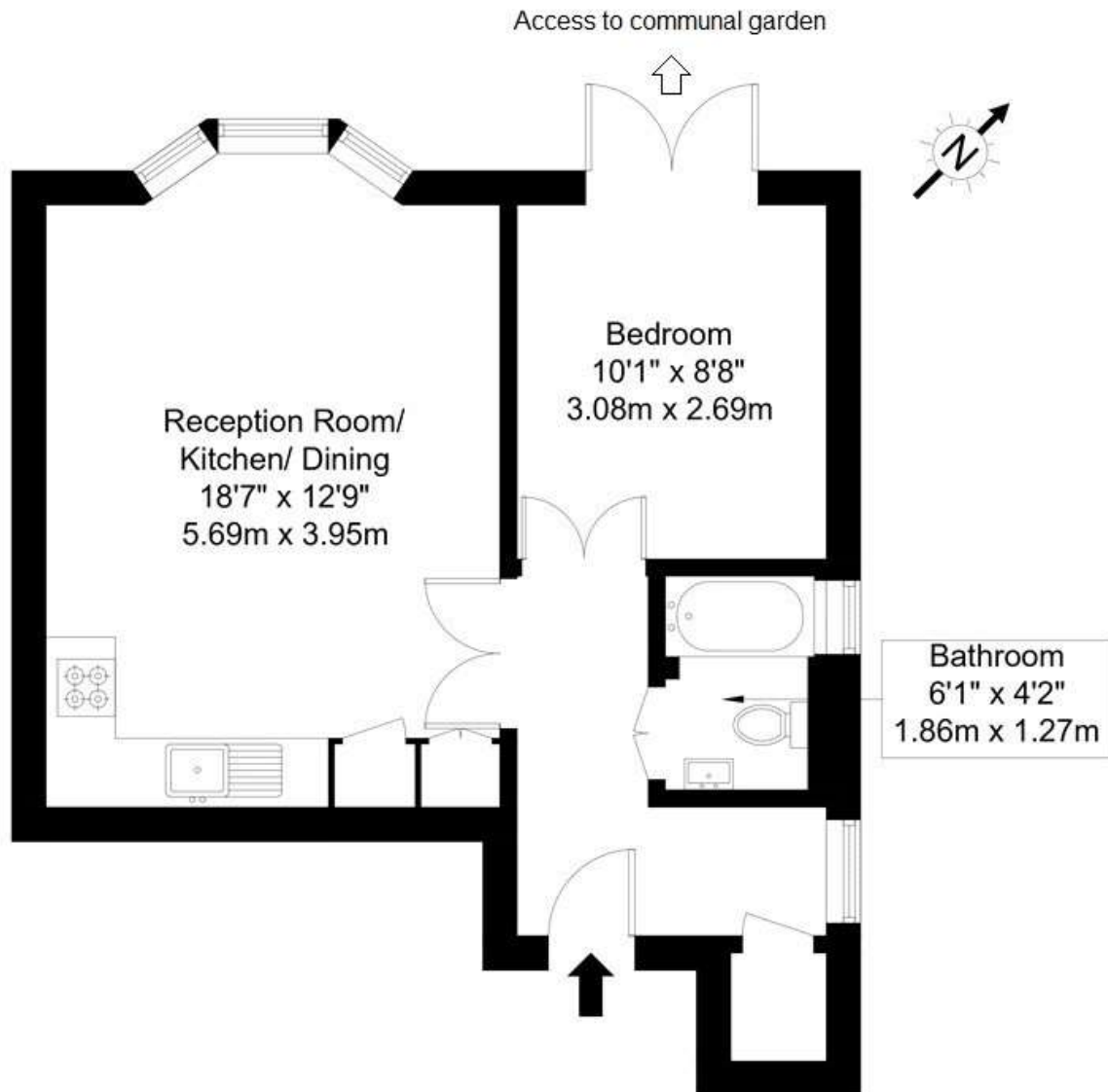
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD170856>

Langford Place, NW8 0LL

Approx Gross Internal Area = 40.22 sq m / 432 sq ft



Raised Ground Floor

Ref :

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**B L E U
P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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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