



Birley Lodge, St John's Wood, London, NW8

£1,250,000 *Leasehold*

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A wonderful opportunity to purchase this three-bedroom, two bathroom apartment, with panoramic tree-lined views located on the fourth-floor of this secure, portered development, seconds away from both St John's Wood High Street and Underground Station (Jubilee Line). Not only does the apartment benefit from a 24ft open-plan kitchen/living area, but it also has the rare addition of air-conditioning throughout. Offered for sale with no onward chain.



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

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KEY FEATURES

- Three Bedrooms
- Bathroom
- Shower Room
- Open Plan Kitchen/Reception/Dining Room
- Porterage
- Lift
- Air Conditioning
- Leasehold



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 28/09/2973

Service Charge: £7,422.64 per annum

Service Charge Note: Additional £3,165 per annum Reserve Fund Contribution

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: G

EPC rating: C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

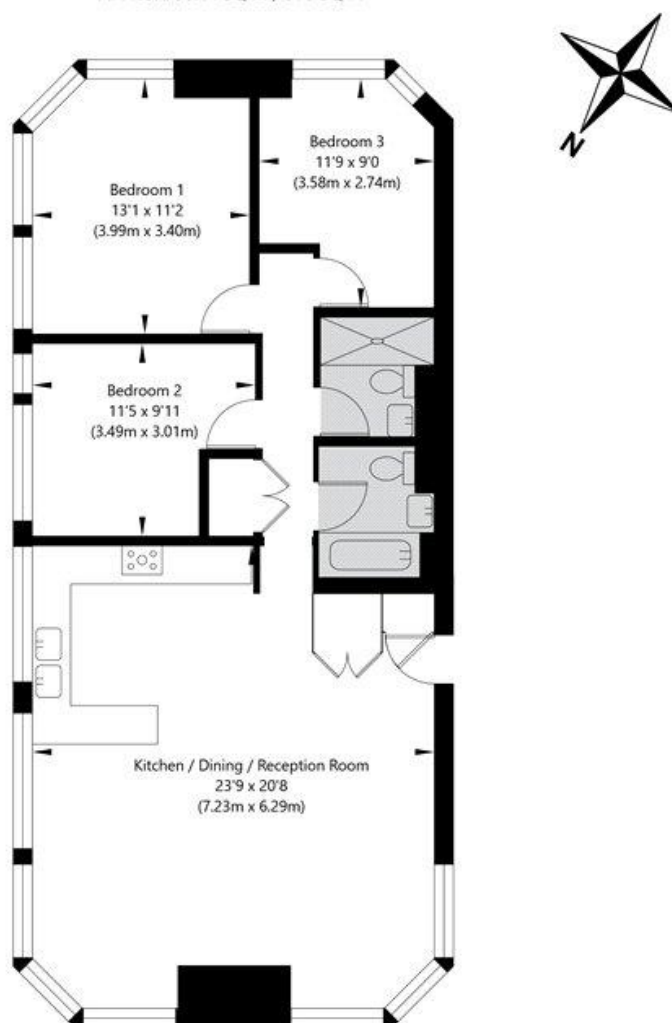
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD260304>

Birley Lodge, 63 Acacia Road, London NW8 6BJ

Fourth Floor
GROSS INTERNAL FLOOR AREA
APPROX. 90.14 SQ M / 970 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 90.14 SQ M / 970 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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