

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

3 1 2

£1,150,000 *Leasehold*

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

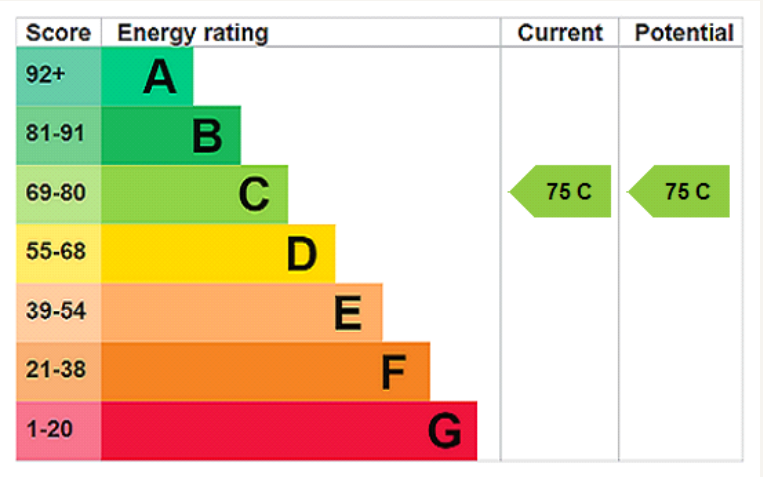










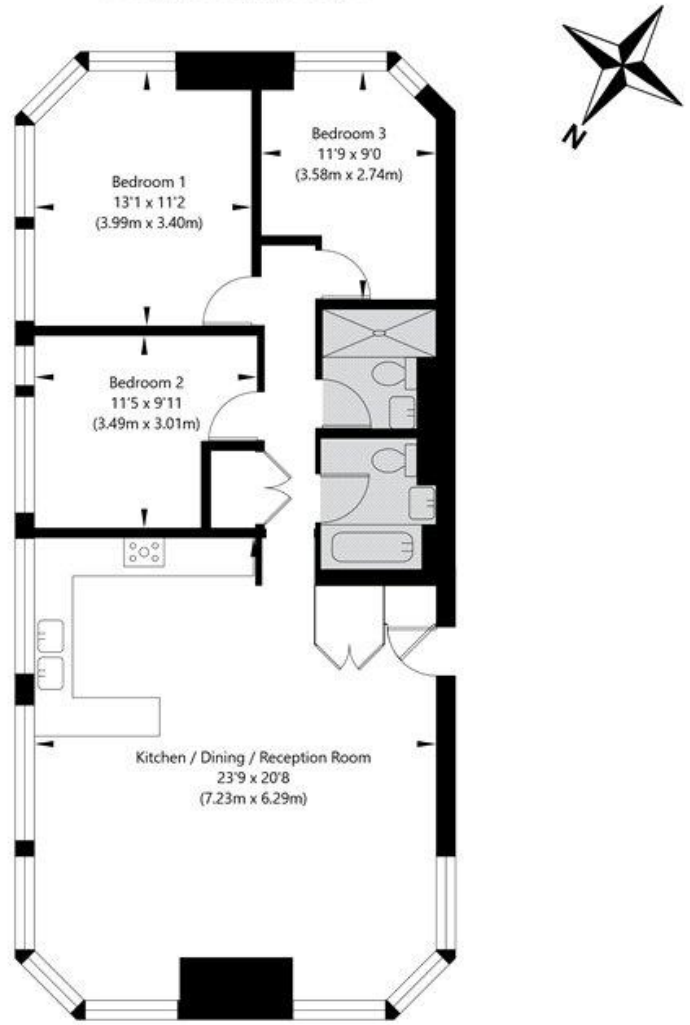


For more information, scan the QR code or visit the link below

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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