



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

£285,000 *Leasehold*

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Free solicitor and mortgage fees, up to the sum of £3,000 paid for by the seller A delightful, second-floor studio apartment, with a separate kitchen offered for sale with no onward chain. The property is fully double-glazed, has built-in storage and benefits from both communal and independent heating systems. This art-deco development has communal gardens and a day porter and is located less than half a mile away from St John's Wood High Street, Underground Station (Jubilee Line) and Lord's Cricket Ground.



Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk

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KEY FEATURES

- Studio Apartment
- Separate Kitchen
- Bathroom
- Day Porter
- Passenger Lift
- Leasehold



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 28/09/2166

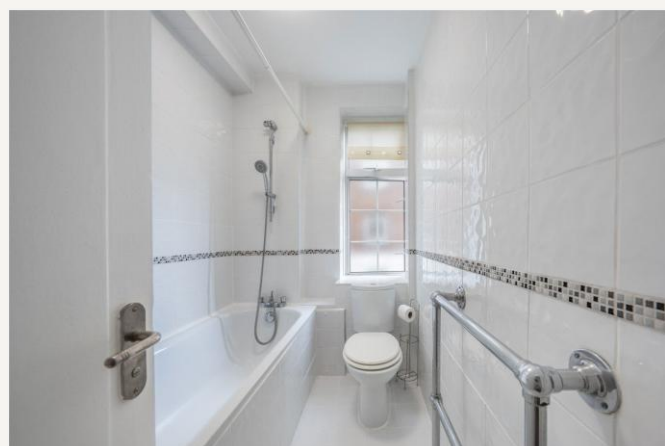
Service Charge: £2,838 per annum

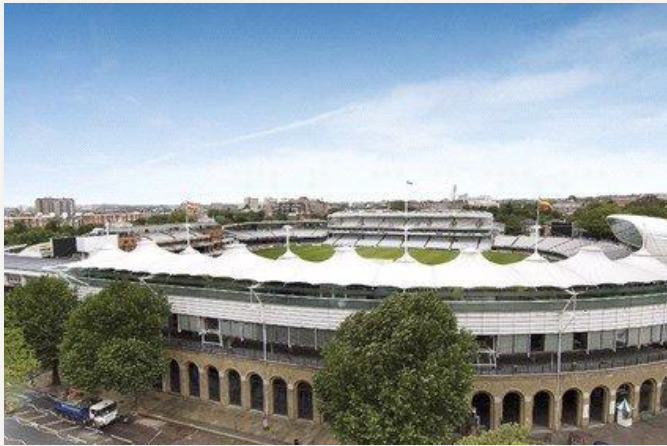
Service Charge Note: Additional Reserve Fund Contribution of £607.40 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: B

EPC rating: C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

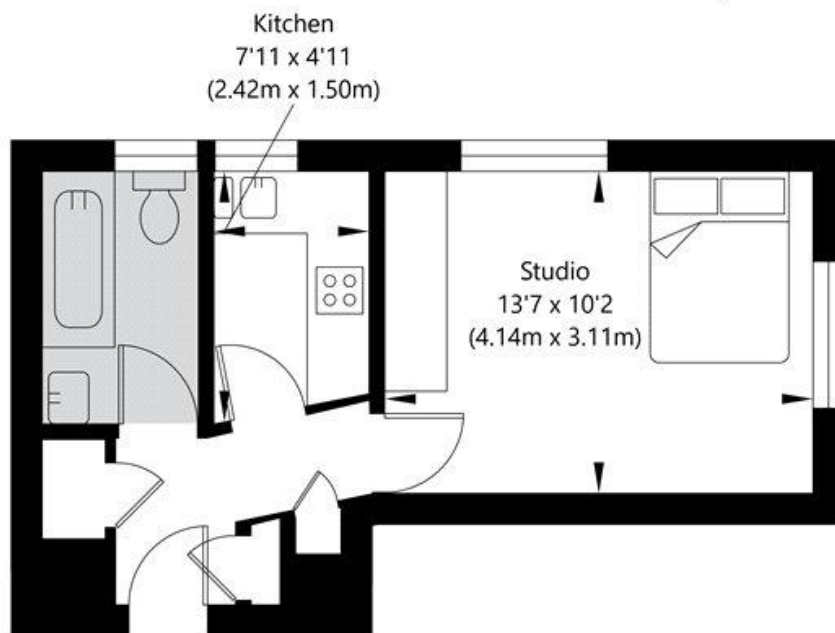
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD260256>

Langford Court, 22 Abbey Road, London, NW8 9DN

Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 25.55 SQ M / 275 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 25.55 SQ M / 275 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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