

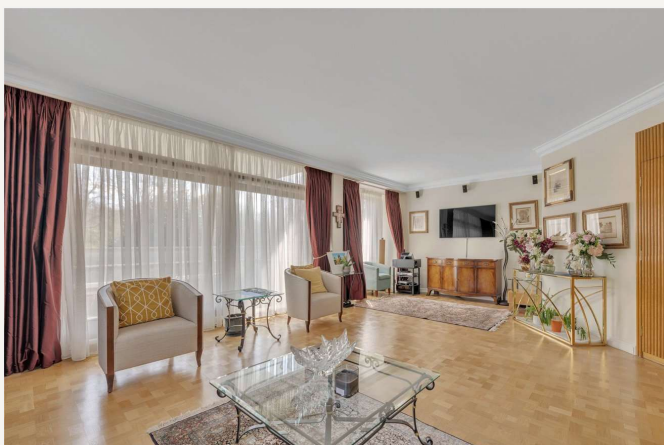


Imperial Court, St John's Wood, London, NW8

OIEO £3,000,000 *Leasehold*

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A spacious four/five-bedroom apartment, with four bathrooms directly opposite Regent's Park. The property benefits from a 25ft dual-aspect reception room, which leads on to a private terrace, facing the park. Located on the first-floor of this secure, portered development with a residents' gym and underground parking. This superb location gives easy access to both Regent's Park (100 metres away) and Primrose Hill (0.5 miles away) as well as the recently landscaped St John's Wood High Street and Underground Station (Jubilee Line) 0.7 miles away.



Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk



KEY FEATURES

- Principal Bedroom with En-suite
- Four Further Bedrooms
- Two Bathrooms
- Reception Room with Private Balcony
- Dining Room with Private Balcony
- Separate Kitchen
- Laundry
- Passenger Lift
- Porterage
- Residents Gym
- Underground Parking
- Leasehold



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 18/03/2976

Service Charge: £54,875.96 per annum

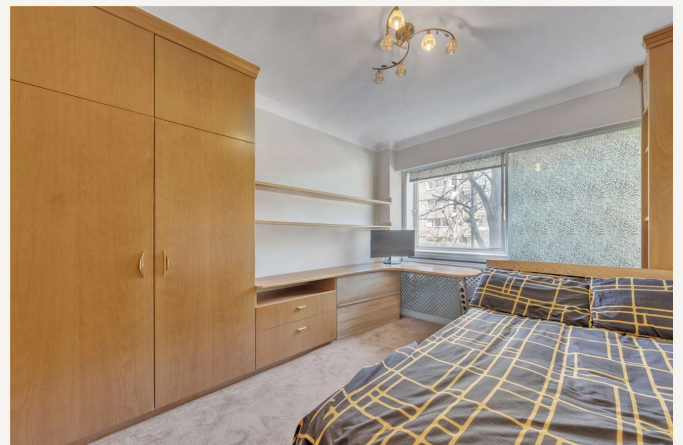
Service Charge Note: Includes Reserve Fund Contribution of £18,644.40 per annum

Ground Rent: £1 Annually (subject to increase)

Council Tax Band: H

EPC rating: D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	66 D
39-54	E		
21-38	F		
1-20	G		

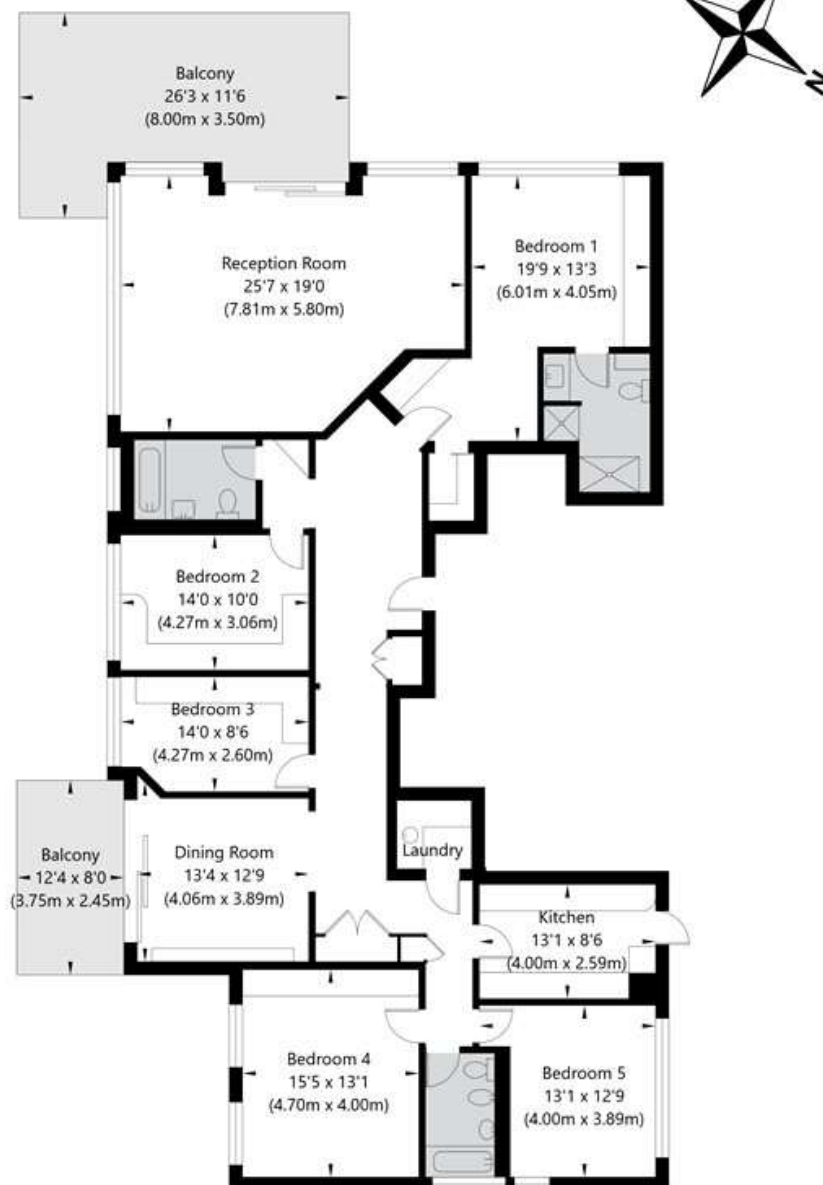
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD250064>

Imperial Court London NW8 7PT

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 208.62 SQ M / 2246 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 208.62 SQ M / 2246 SQ FT
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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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