



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

£300,000 *Leasehold*

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A wonderful, top-floor studio apartment, with open-plan entertaining and fantastic panoramic tree-top views. 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. The seller is also willing to cover the purchaser's legal and mortgage fees, up to the sum of £3,000.



Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk

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KEY FEATURES

- Studio Apartment
- Open Plan Kitchen
- Shower Room
- Passenger Lift
- Day Porter
- Leasehold



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 27/09/2256

Service Charge: £2,838 per annum

Service Charge Note: Additional Reserve Fund Contribution of £606.70 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	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

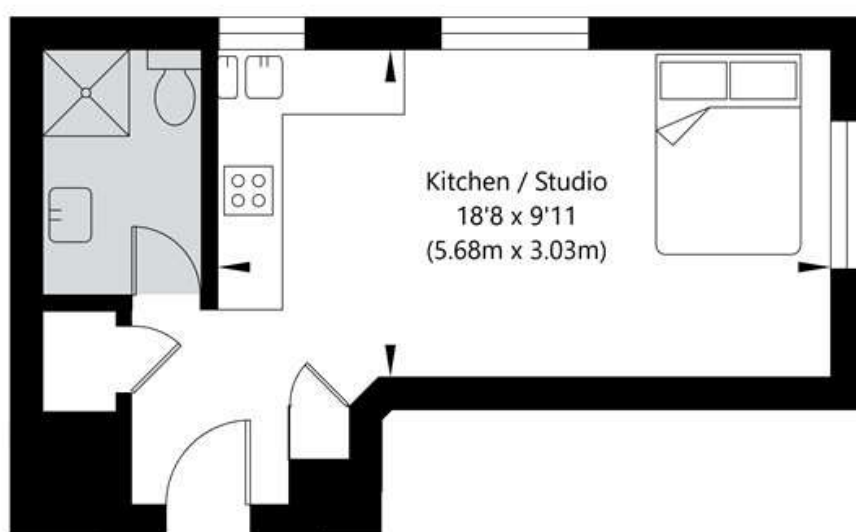
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD260255>

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

7th Floor
GROSS INTERNAL FLOOR AREA
APPROX. 25.64 SQ M / 276 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 25.64 SQ M / 276 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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