



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

OIEO £1,500,000 *Leasehold*



A bright and spacious four-bedroom apartment (1729 ft²), situated on the third-floor of this low-rise development, with views over communal gardens, conveniently located on a peaceful street, just off Abbey Road. The property requires modernisation and benefits from a 27ft reception room, plus two bathrooms and a separate kitchen. St John's Wood High Street, Underground Station (Jubilee Line) and Lord's Cricket Ground are within a half-mile radius. Please note that Probate is yet to be granted.



Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk

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KEY FEATURES

- Principal Bedroom with En-Suite Bathroom and Walk-In Wardrobe
- Three Further Bedrooms
- Family Bathroom
- Separate Kitchen
- Reception/Dining Room
- Communal Gardens
- Passenger Lift
- Leasehold



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 25/12/2998

Service Charge: £12,850.24 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: G

EPC rating: D





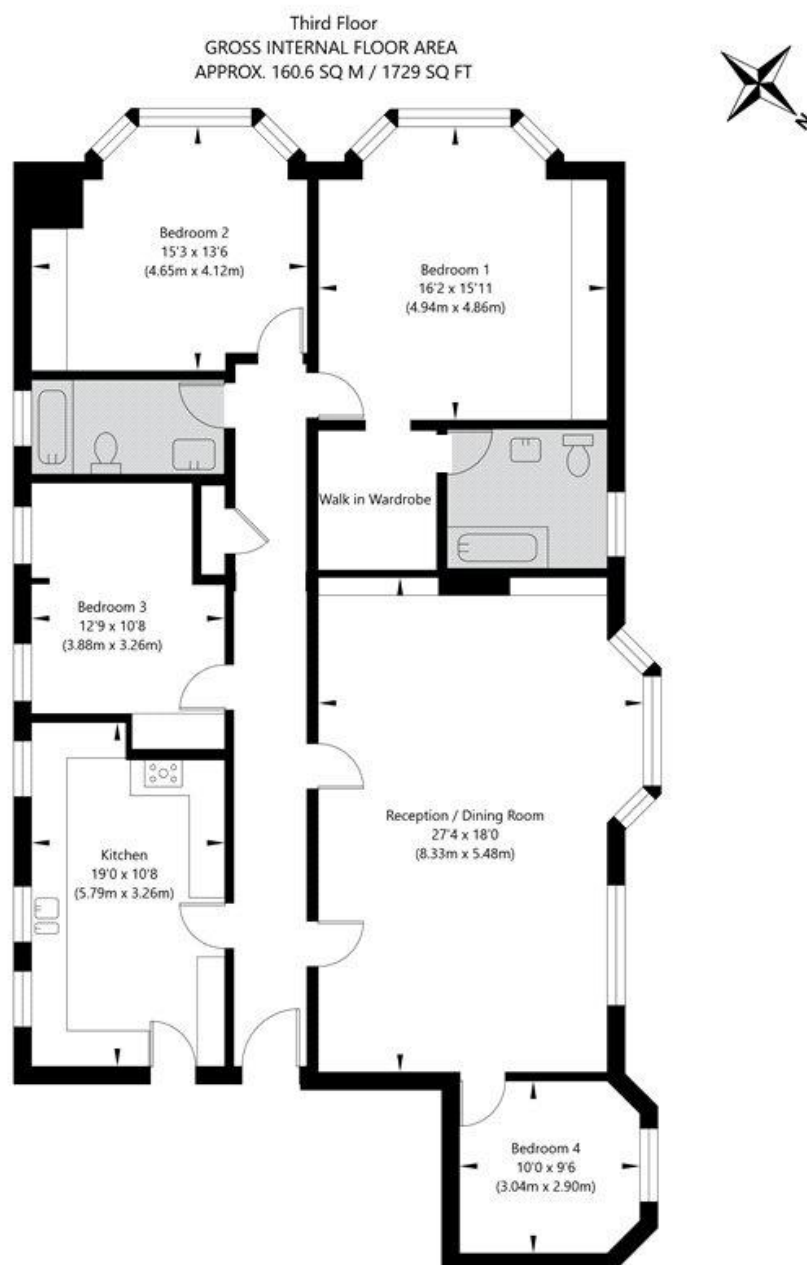
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/SJD260137>

Garden Court, Garden Road, London NW8 9PP



APPROXIMATE GROSS INTERNAL FLOOR AREA 160.6 SQ M / 1729 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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