





## ST JAMES CLOSE, ST JOHN'S WOOD, LONDON, NW8 OIEO £775,000 LEASEHOLD

A spacious three (formerly four) bedroom apartment located on the second-floor of this art deco apartment building with views across Regent's Park. The property has 10 years remaining on the lease and is offered for sale with no onward chain. The apartment measures 1837 sq ft GIA and benefits from a 25ft reception room, a separate kitchen and an en-suite plus dressing area to the main bedroom. Prince Albert Road is a beautiful tree-lined street which is located less than half a mile away from the newly landscaped St John's Wood High Street and less than one mile away from the Underground Station (Jubilee Line).

Principle Bedroom with En-Suite Bathroom and Walk In Wardrobe | Second Bedroom with En-Suite Shower Room | Third Bedroom with En-Suite Bathroom | Guest WC | Reception Room with Private Balcony | Second Private Balcony | Separate Kitchen | Leasehold



for every step...











## St. James Close, London NW8 7LG

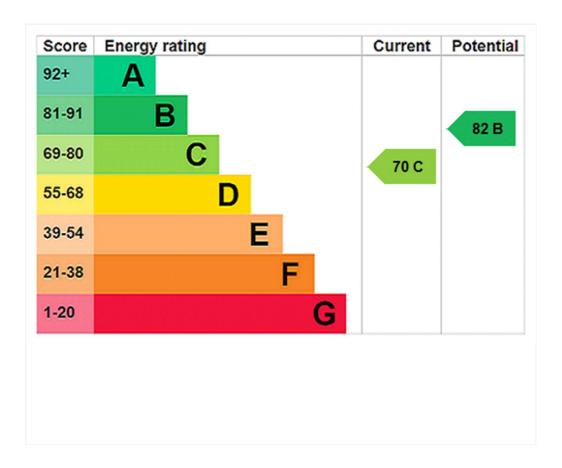
Second Floor GROSS INTERNAL FLOOR AREA APPROX. 170.65 SQ M / 1837 SQ FT





APPROXIMATE GROSS INTERNAL FLOOR AREA 170.65 SQ M / 1837 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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Tenure: Leasehold

**Term:** Expires - 29/09/2035

Service Charge: £14,183.92 per annum

Ground Rent: £1,072 Annually (subject to increase)

## Council Tax Band: H

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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