



## Wellington Court, St John's Wood, London, NW8

£1,000,000 *Leasehold*

4  1  3 

A spacious four bedroom property, with three bathrooms and a double-fronted reception room located on the raised ground floor of this period, portered development less than 100 metres away from both St John's Wood High Street and Underground Station (Jubilee Line). Furthermore, both Regent's Park and Lord's Cricket Ground are within a one mile radius. The property benefits from communal heating & hot water, high ceilings, a separate kitchen, plus the rare addition of a secure lock-up garage. Please note that the property is offered for sale with no onward chain and a lease-term which expires 25/03/2074



**Winkworth St John's Wood**

020 7586 7001 | [stjohnswood@winkworth.co.uk](mailto:stjohnswood@winkworth.co.uk)





## KEY FEATURES

- Principal and Second Bedroom with En-Suite Bathrooms
- Two Further Bedrooms
- Family Bathroom
- Reception/Dining Room
- Separate Kitchen
- Ground Floor
- Porterage
- Garage
- Leasehold



## MATERIAL INFO

**Tenure:** Leasehold

**Lease Expiry Date:** 25/03/2074

**Service Charge:** £21,043.4 per annum

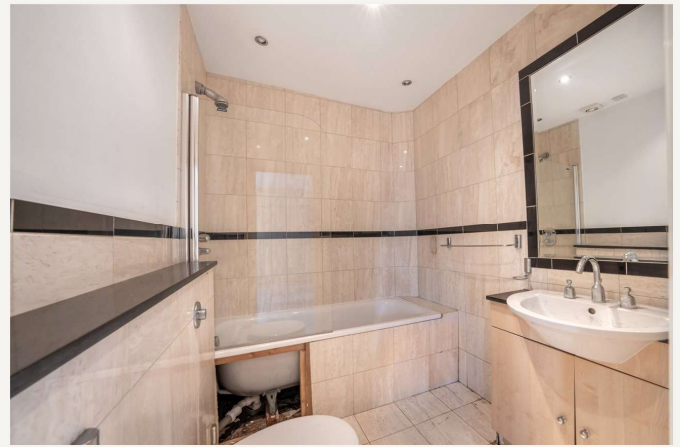
**Ground Rent:** £60 Annually (subject to increase)

**Council Tax Band:** G

**EPC rating:** To be confirmed







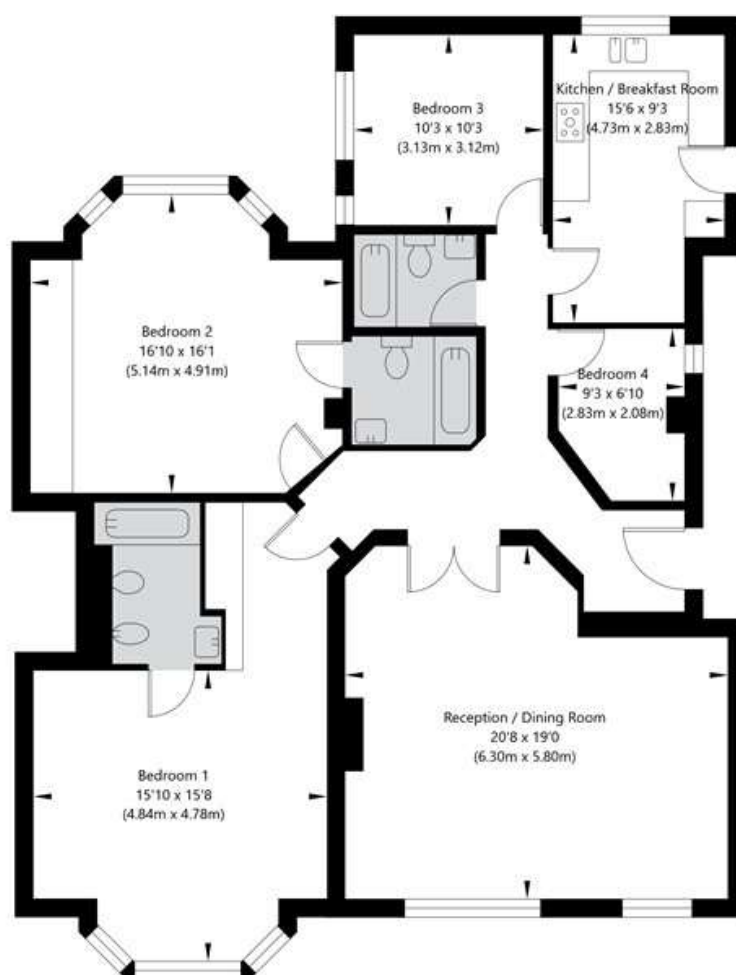
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD260002>

## Wellington Court, Wellington Road, London NW8 9TB

Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 140.64 SQ M / 1514 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 140.64 SQ M / 1514 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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