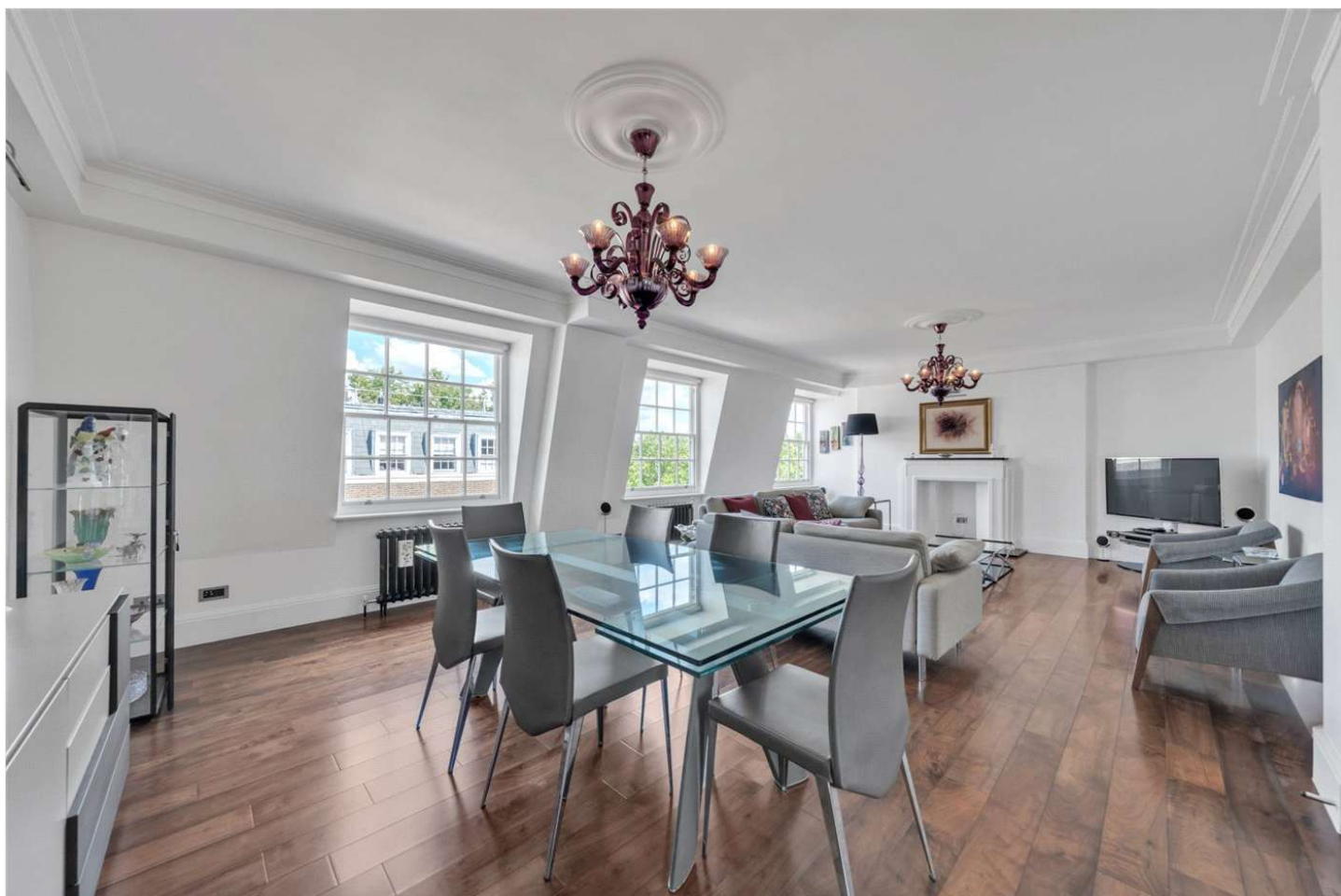




EYRE COURT, ST JOHN'S WOOD, LONDON, NW8 £2,250,000 LEASEHOLD

A beautifully-presented three-bedroom, top-floor apartment, set within this ever-popular, portered development with a 28 ft reception / dining room, overlooking communal gardens, plus residents' parking. The property was fully renovated 12 years ago, and has been inhabited periodically ever since the works were completed. Further benefits include, communal heating, oak engineered wooden flooring throughout, high ceilings, bespoke wardrobes and an en-suite bathroom, plus an eat-in kitchen. This period development, is less than 100 metres away from the wonderful St John's Wood High Street and Underground Station (Jubilee Line) not to mention both Lord's Cricket Ground and Regent's Park, within a mile radius. Furthermore, this property is offered for sale with no onward chain.

Three Bedrooms | En-Suite Shower Room | Family Shower Room | Kitchen/Breakfast Room | Reception Room | Guest WC | Parking On A First Come First Serve Basis | Entrance Phone | Passenger Lift | Communal Gardens | Portage | Leasehold

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Eyre Court 3-21, Finchley Road, London, NW8 9TX

6th Floor
GROSS INTERNAL FLOOR AREA
APPROX. 145.23 SQ M / 1563 SQ FT
EXCLUDING RESTRICTED HEIGHT 143.14 SQ M / 1541 SQ FT



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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Expires - 01/01/2997

Service Charge: £14,684.32 per annum includes heating, hot water and reserve fund contributions

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: G

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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St John's Wood | 103-104 St. Johns Wood Terrace, London, NW8 6PL | 020 7586 7001 | stjohnswood@winkworth.co.uk

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