

## SHERINGHAM, ST JOHN'S WOOD, LONDON, NW8 £1,450,000 LEASEHOLD

A very bright, three bedroom apartment located on the fourth-floor, of this very popular, portered development. The flat boasts an entirely south-facing aspect from all the rooms, as well as a private balcony with far-reaching views, accessed directly from the reception room. The property also benefits from three bathrooms and the rare addition of a lock-up garage as well as residents' parking for two vehicles. St John's Wood and Swiss Cottage Underground Stations (Jubilee Line) are both within half a mile away and the property is being sold with no onward chain.

Principle Bedroom with En-Suite Bathroom | Two Further Bedrooms | Two Shower Rooms | Separate Kitchen | Reception Room | Private Balcony | Lock-Up Garage | Residents' Parking for Two Vehicles | Passenger Lift | Portage | Leasehold

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Fourth Floor

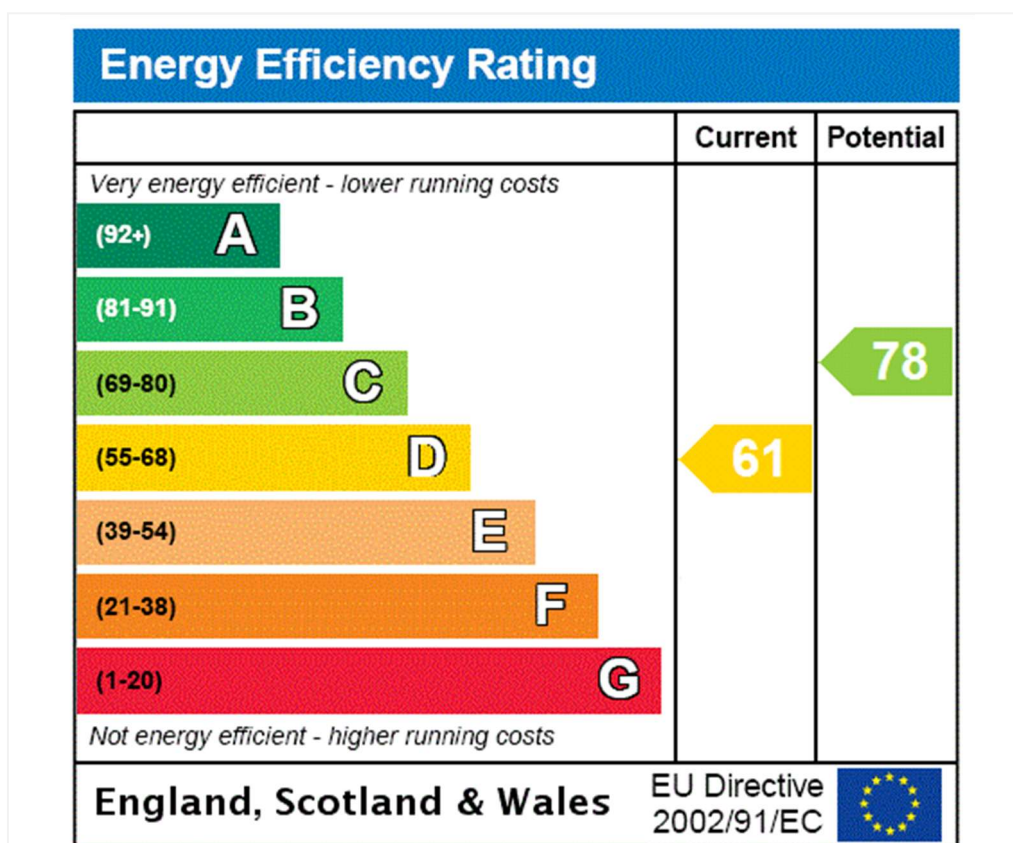
## Sheringham, NW8 6RA

Total Gross Internal Area = 107.4 sq m / 1156 sq ft

Ceiling Height : 2.49

All Measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice





**Tenure:** Leasehold

**Term:** Expires - 21/11/2174

**Service Charge:** £14,049.98 per annum

**Ground Rent:** 0 Annually (subject to increase)

**Council Tax Band:** G

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