



## Walsingham, St John's Wood, London, NW8

£1,695,000 *Leasehold*



A beautifully refurbished top floor flat (Seventh) balcony apartment benefitting from a westerly aspect from all rooms affording wonderful natural light throughout. Set in the well regarded development (Queensmead) the property benefits from three bedrooms, two bathrooms (one en-suite) plus a guest WC, two balconies two passenger lifts, 24 hour porterage, communal hot water and heating and ample first come first served parking.

The newly landscaped St John's Wood High Street and Underground Station is less than half a mile away with both Lord's Cricket Ground and Regent's Park less than one mile away



**St John's Wood**

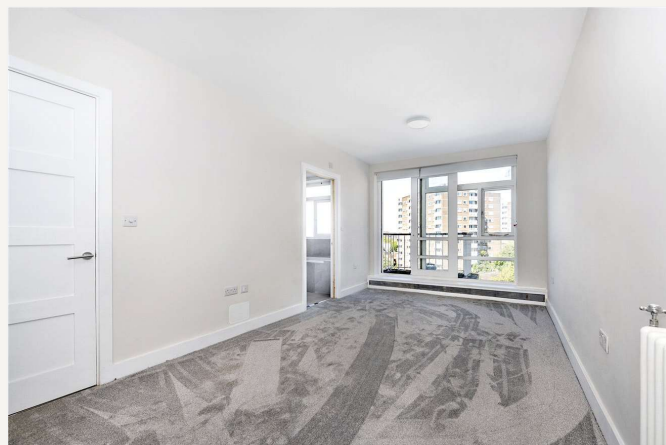
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## KEY FEATURES

- Three Bedrooms
- Two Bathrooms
- Large Reception Room
- Separate Kitchen
- Private Balcony
- Two Passenger Lifts
- 24 Hour Portage
- Hot Water and Heating Included
- First Come First Served Parking



## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 148 year and 10 months

**Service Charge:** £13,087.56 per annum

**Service Charge Note:** Includes £2,805.76 Reserve Fund Contribution

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

**Council Tax Band:** G

**EPC rating:** E





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79 C
55-68	<b>D</b>		
39-54	<b>E</b>	45 E	
21-38	<b>F</b>		
1-20	<b>G</b>		

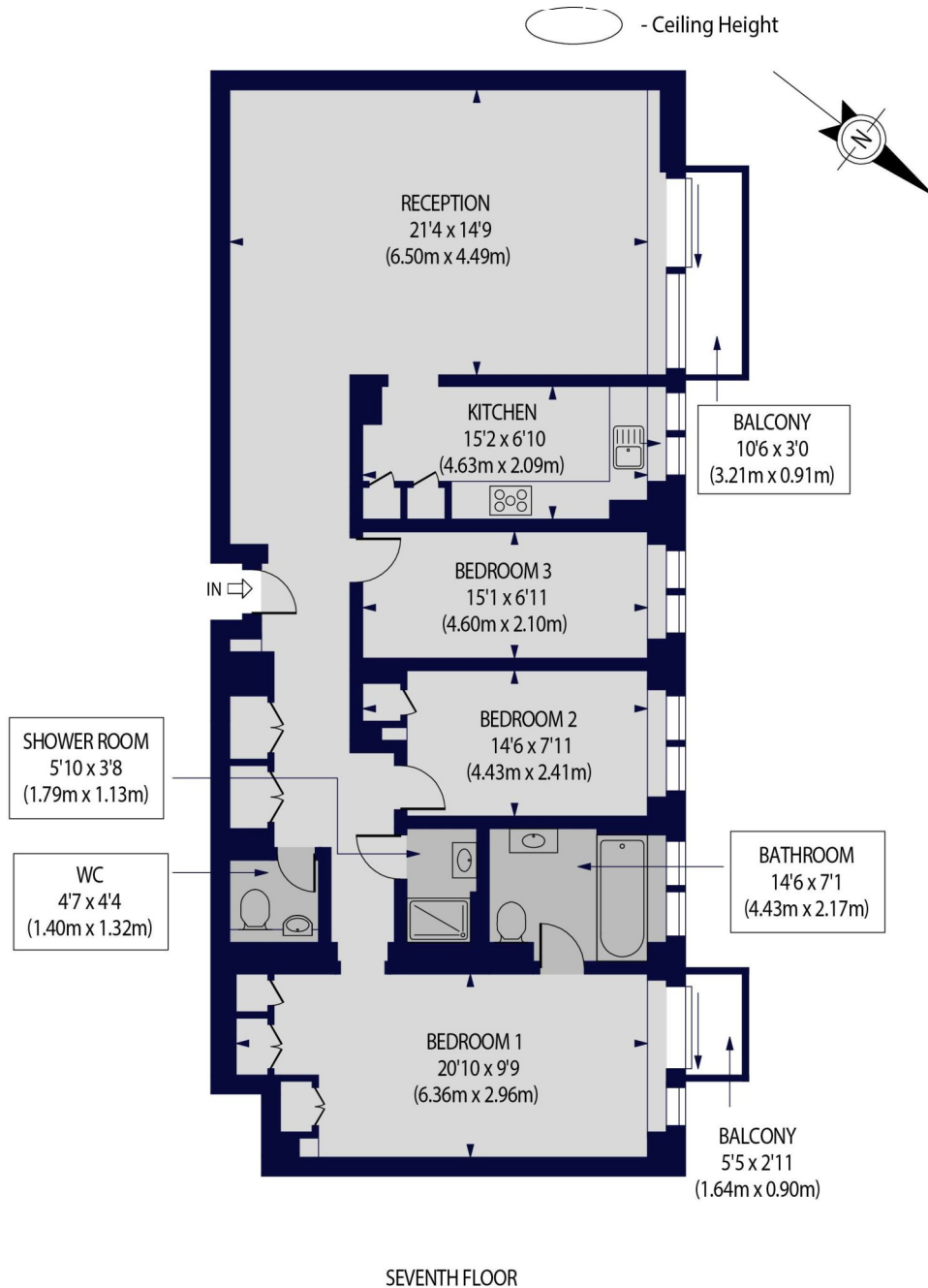
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD250301>



WALSINGHAM,  
ST. JOHN'S WOOD PARK, NW8 6RH  
Approx. Gross Internal Floor Area 1201 sq ft. / 111.57 sq.m



For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.47932  
This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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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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