



## Addison House, St John's Wood, London, NW8

£900,000 *Leasehold*



A spacious three-bedroom apartment (1146 sq ft GIA) that requires modernisation, positioned on the first-floor of this charming red-brick development which is located less than half a mile away from Lord's Cricket Ground, St John's Wood High Street and Underground Station (Jubilee Line). This property benefits from period features, a separate kitchen and a small balcony and residents parking on a first-come/first-served basis. The estate is currently going through probate and this asset is being sold with no onward chain.



**Winkworth St John's Wood**

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



## KEY FEATURES

- Three Bedrooms
- Separate Kitchen
- Family Bathrom with Free Standing Shower
- Reception Room
- Private Balcony
- Parking on First Come First Served Basis
- Leasehold



## MATERIAL INFO

**Tenure:** Leasehold

**Lease Expiry Date:** 03/03/3005

**Service Charge:** £8,612.94 per annum

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

**Council Tax Band:** G

**EPC rating:** To be confirmed





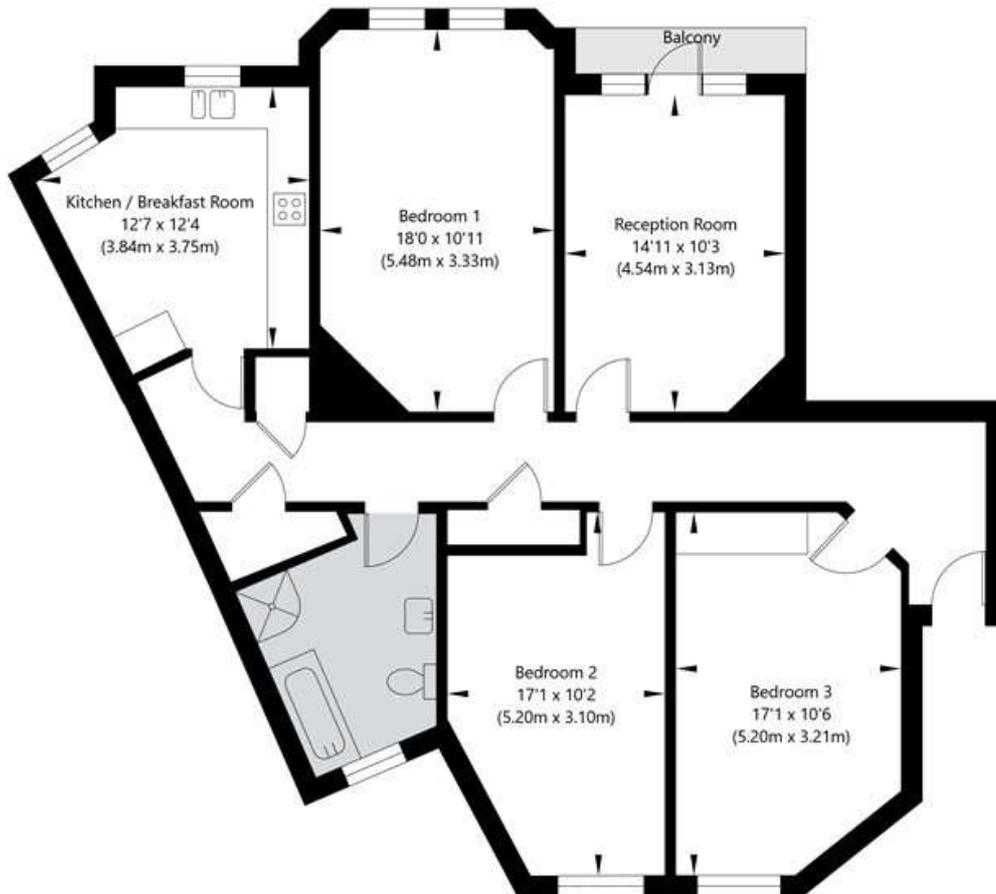
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD250185>

# Addison House, Grove End Road, London NW8 9EJ

First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 106.5 SQ M / 1146 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 106.5 SQ M / 1146 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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