

## LORDS VIEW ONE, ST JOHN'S WOOD, LONDON, NW8 £690,000 LEASEHOLD

We are pleased to present this spacious one-bedroom, second-floor apartment, with a private balcony, set within this remarkable, newly renovated gated development, directly opposite Lord's Cricket Ground. The property is fully double-glazed and benefits from great natural light throughout. Furthermore, the development now benefits from CCTV coverage, four brand new passenger lifts, off-street parking and EV charge points. St John's Wood High Street, Underground Station (Jubilee Line) and Regent's Park are all less than half a mile away from the development and the property is offered for sale with no onward chain.

Bedroom with En-Suite Shower Room | Reception Room | Separate Kitchen | Private Balcony | Passenger Lifts | Porterage | Off Street Parking with EV Charging Points | Leasehold

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for every step...

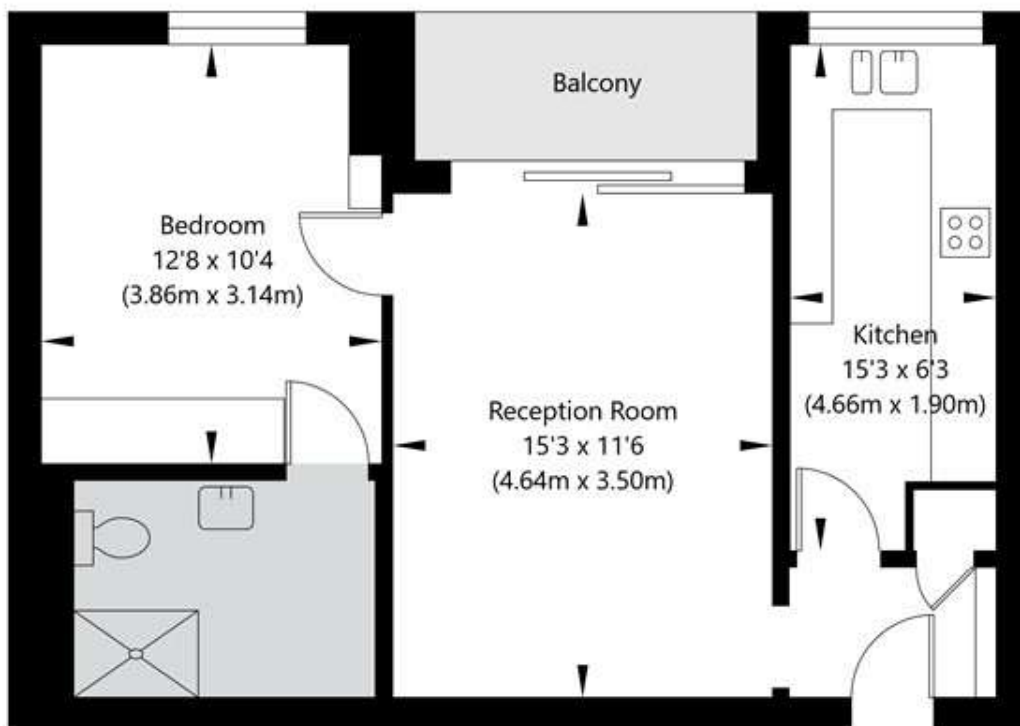
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## Lords View One, London NW8 7HJ

Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 44.95 SQ M / 484 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 44.95 SQ M / 484 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** Expires - 01/10/2962

**Service Charge:** £5,030.82 per annum

**Ground Rent:** £50 Annually (subject to increase)

**Council Tax Band:** E

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](mailto:stjohnswood@winkworth.co.uk)

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