



## AQUILA STREET, LONDON, NW8 £699,950 LEASEHOLD

A lovely bright two double bedroom apartment that has a dual aspect to a leafy view and the residential area of Aquila Street. The flat is positioned on the second floor with a Juliet balcony, double glazed windows and has over 740 sqft of accommodation. Located off St John's Wood Terrace which is in the heart of St John's Wood next to the High Street, you will find a selection of restaurants, cafes and chic boutique shops. The closest Underground Station is St John's Wood (Jubilee line).

Two Bedrooms | Family Bathroom | Kitchen | Reception/Dining Room | Separate WC | Independent Gas Central Heating | Double Glazed Windows | Leasehold

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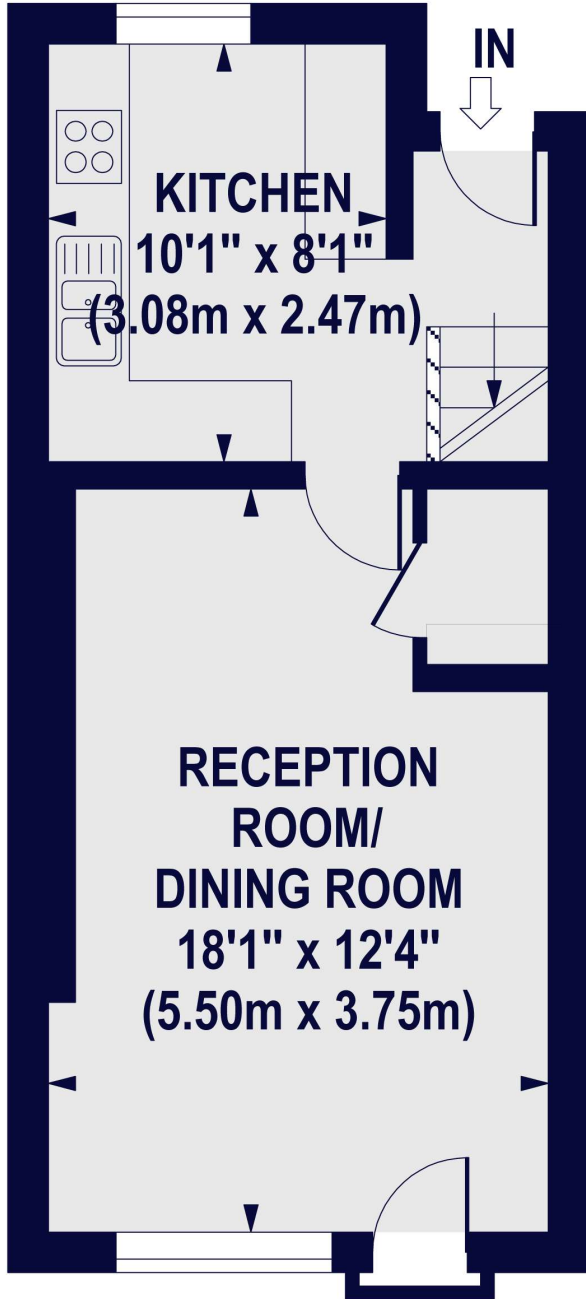
for every step...

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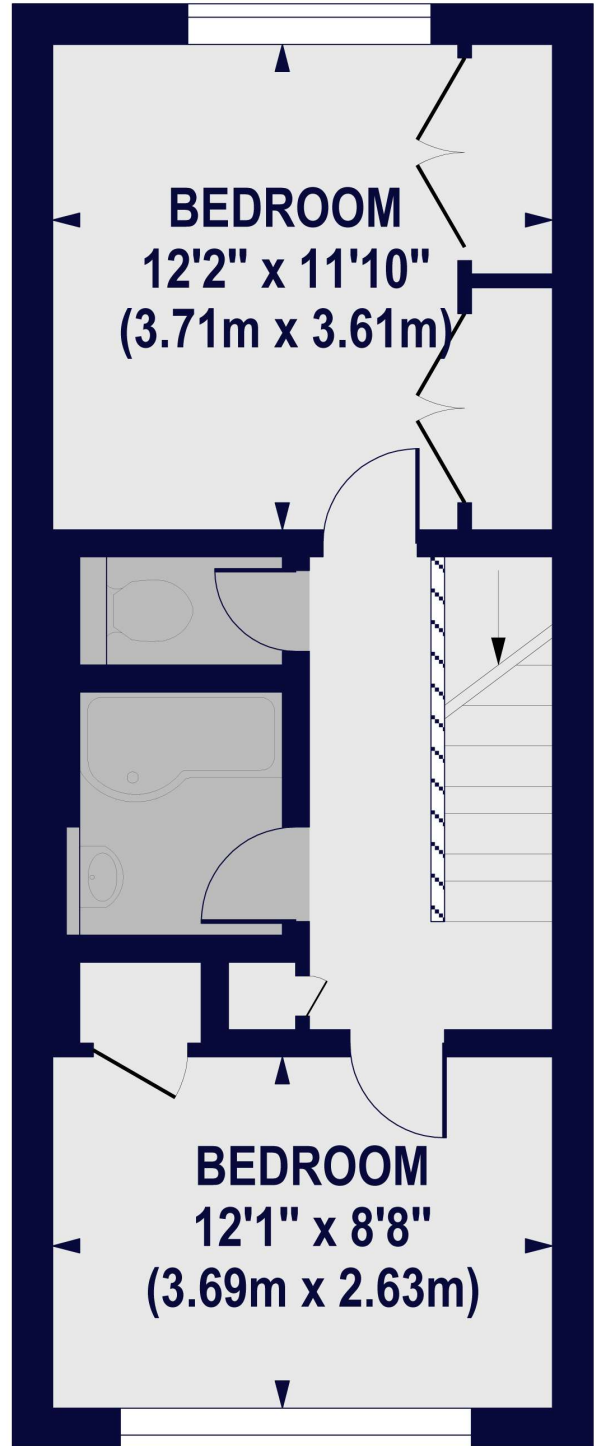




**AQUILIA STREET, ST JOHN'S WOOD, NW8**  
Approx. Gross Internal Floor Area 742 sq ft. / 68.97 sq.m



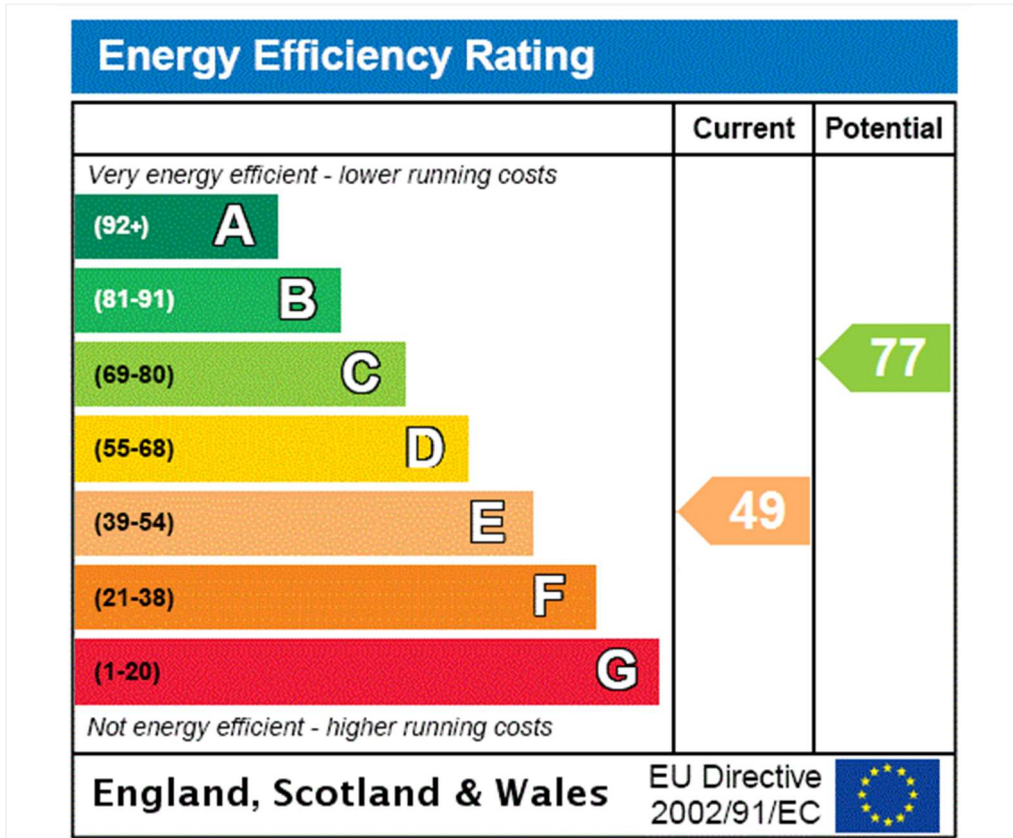
**SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 340 SQ FT**



**THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 402 SQ FT**

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.27642  
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**Tenure:** Leasehold

**Term:** Expires - 25/02/2108

**Service Charge:** £1,561.4 per annum

**Ground Rent:** £10 Annually (subject to increase)

**Council Tax Band:** D

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 |



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