



ELGOOD HOUSE, ST JOHN'S WOOD, LONDON, NW8 £695,000 LEASEHOLD

A spacious, two-double bedroom apartment, with a private south-facing balcony, located on the second floor of this secure development which is less than 50 metres from both St John's Wood Underground Station (Jubilee line) and High Street. This well-presented flat benefits from parquet wooden flooring, a separate kitchen, double glazed windows and an extended lease. Furthermore, there is a residents' car park, with spaces subject to availability.

Two Bedrooms | Bathroom | Kitchen | Reception Room | Guest WC | Balcony | Communal Heating | Passenger Lift | Leasehold

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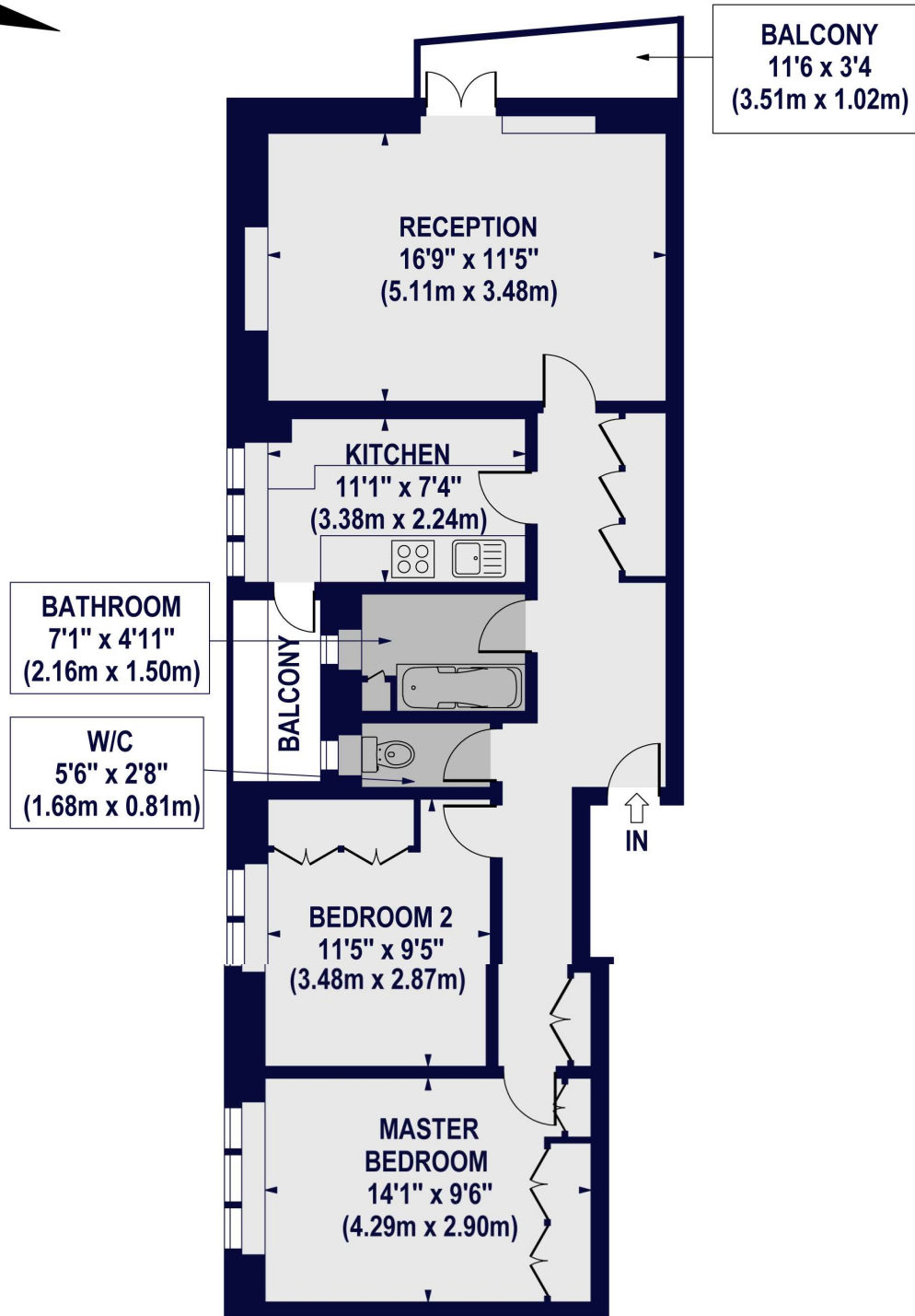
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ELGOOD HOUSE, WELLINGTON ROAD, NW8 9TG

Approx. Gross Internal Floor Area 754 sq ft. / 70.13 sq.m



SECOND FLOOR

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No. 23237
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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Expires - 21/02/2197

Service Charge: £4,293.28 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: F

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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