



## Pavilion Apartments, St John's Wood, London, NW8

**£1,650,000** *Leasehold*



A modern, front-facing, two-double bedroom apartment with two bathrooms and two balconies, located on the fourth-floor of this well-regarded development, directly opposite Lord's Cricket Ground. This iconic development has an impressive lobby area and residents lounge, communal gardens with water features and secure underground parking. There are multiple passenger lifts and the property is being sold with no onward chain. Regent's Park, Baker Street, St John's Wood High Street and Underground Station (Jubilee Line) are all within a one mile radius.



**Winkworth St John's Wood**

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



## KEY FEATURES

- Principal Bedroom with En-Suite and Balcony
- Second Bedroom with En-Suite
- Guest WC
- Separate Kitchen
- Reception Room with Balcony
- Passenger Lift
- Communal Gardens
- Secure Underground Parking
- Leasehold



## MATERIAL INFO

**Tenure:** Leasehold

**Lease Expiry Date:** 01/01/2999

**Service Charge:** £15,236.44 per annum

**Service Charge Note:** Includes Reserve Fund Contribution of £3,436.40 per annum

**Ground Rent:** £500 Annually (subject to increase)

**Council Tax Band:** G

**EPC rating:** C





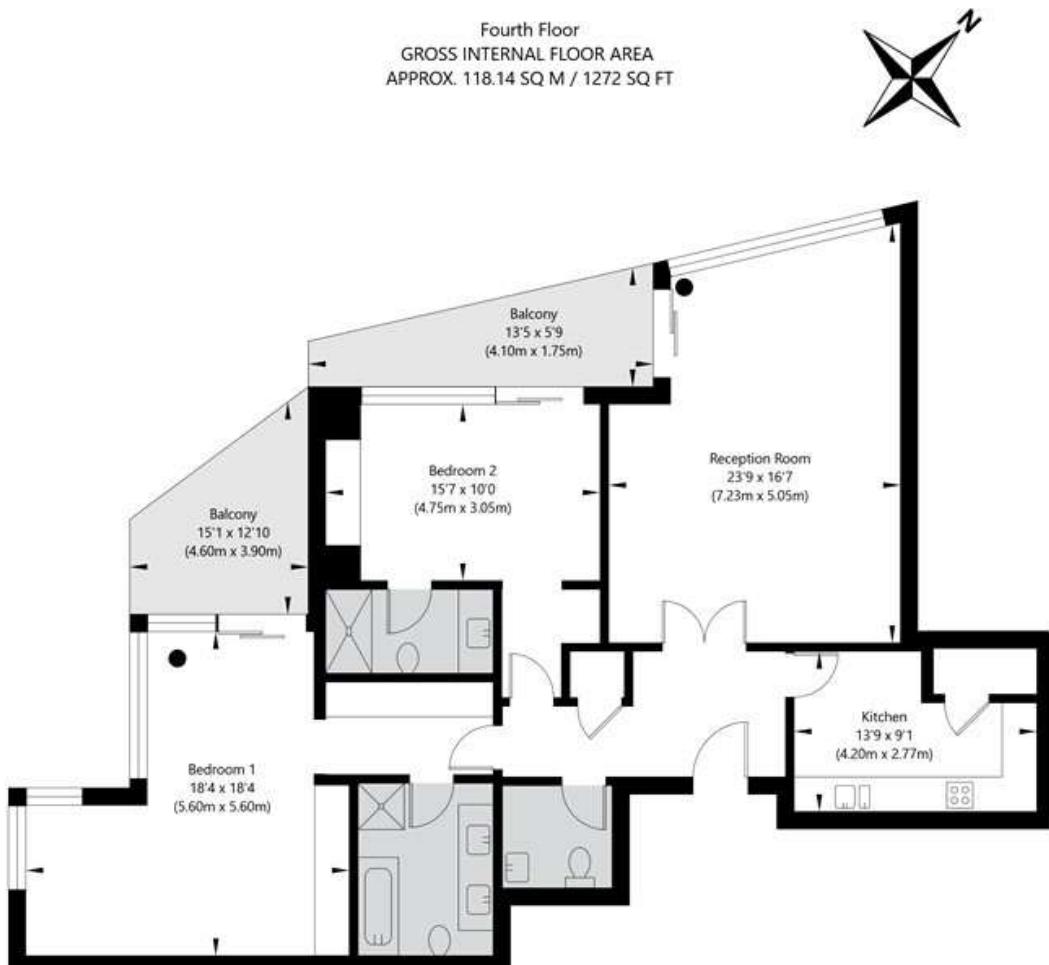
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 76 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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



<https://www.winkworth.co.uk/sale/property/SJD250264>

## St John's Wood Road, London NW8 7HF



APPROXIMATE GROSS INTERNAL FLOOR AREA 118.14 SQ M / 1272 SQ FT  
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