



Park Road, St John's Wood, London, NW8

£450,000 *Share of Freehold*



A spacious, one-double bedroom apartment (602 sq ft) located on the seventh-floor of this award-winning Grade II listed building directly opposite the Hanover Gate entrance to Regent's Park. This iconic development benefits from two passenger lifts, communal heating and a day-porter located within the main entrance. St John's Wood Underground Station (Jubilee Line) and Baker Street Underground Station (Bakerloo, Circle, Hammersmith & City, Jubilee and Metropolitan Lines) are less than half a mile away, as is the London Business School. Allocated parking is available subject to application and the property is offered for sale with no onward chain



Winkworth St John's Wood

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KEY FEATURES

- Bedroom
- Bathroom
- Open Plan Kitchen/Reception Room
- Passenger Lift
- Communal Heating
- Day Porter
- Share of Freehold



MATERIAL INFO

Tenure: Share of Freehold

Lease Expiry Date: 24/06/2981

Service Charge: £5,166.2 per annum

Service Charge Note: Additional Reserve Fund Contribution of £3,838 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: E

EPC rating: C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

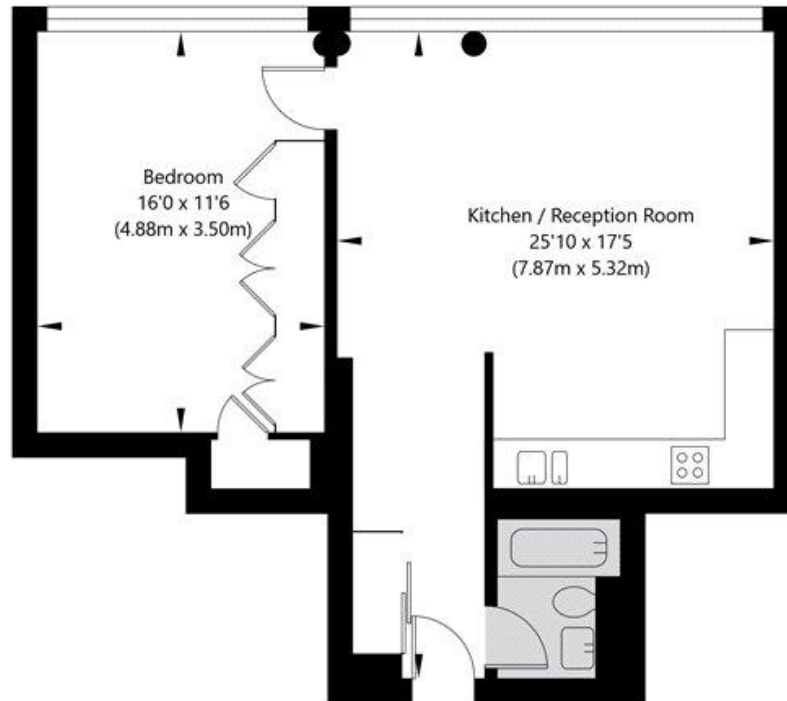
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD260288>

Park Road, London, NW8 7JS

7th Floor
GROSS INTERNAL FLOOR AREA
APPROX. 55.97 SQ M / 602 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 55.97 SQ M / 602 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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