



Sheringham, St John's Wood, London, NW8

£1,895,000 *Leasehold*

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A beautifully presented three bedroom, three bathroom apartment set on the forth floor in this well regarded portered block benefiting from a balcony, first come first served parking for two cars, communal hot water, with an enviable corner position within the prestigious Queensmead development; situated off St John's Wood Park further benefits include 24-hour portorage and well-maintained communal gardens.



St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk



KEY FEATURES

- Principal Bedroom with En-Suite Shower Room
- Two Further Bedrooms
- Family Bathroom
- Shower Room
- Kitchen
- Reception Room
- Balcony
- 24 Hour Portage
- Limited Off Street Parking
- Passenger Lift



MATERIAL INFO

Tenure: Leasehold

Term: 148 year and 10 months

Service Charge: £16,342.7 per annum

Service Charge Note: Includes £3,469.20 Reserve Fund Contribution

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: G

EPC rating: D





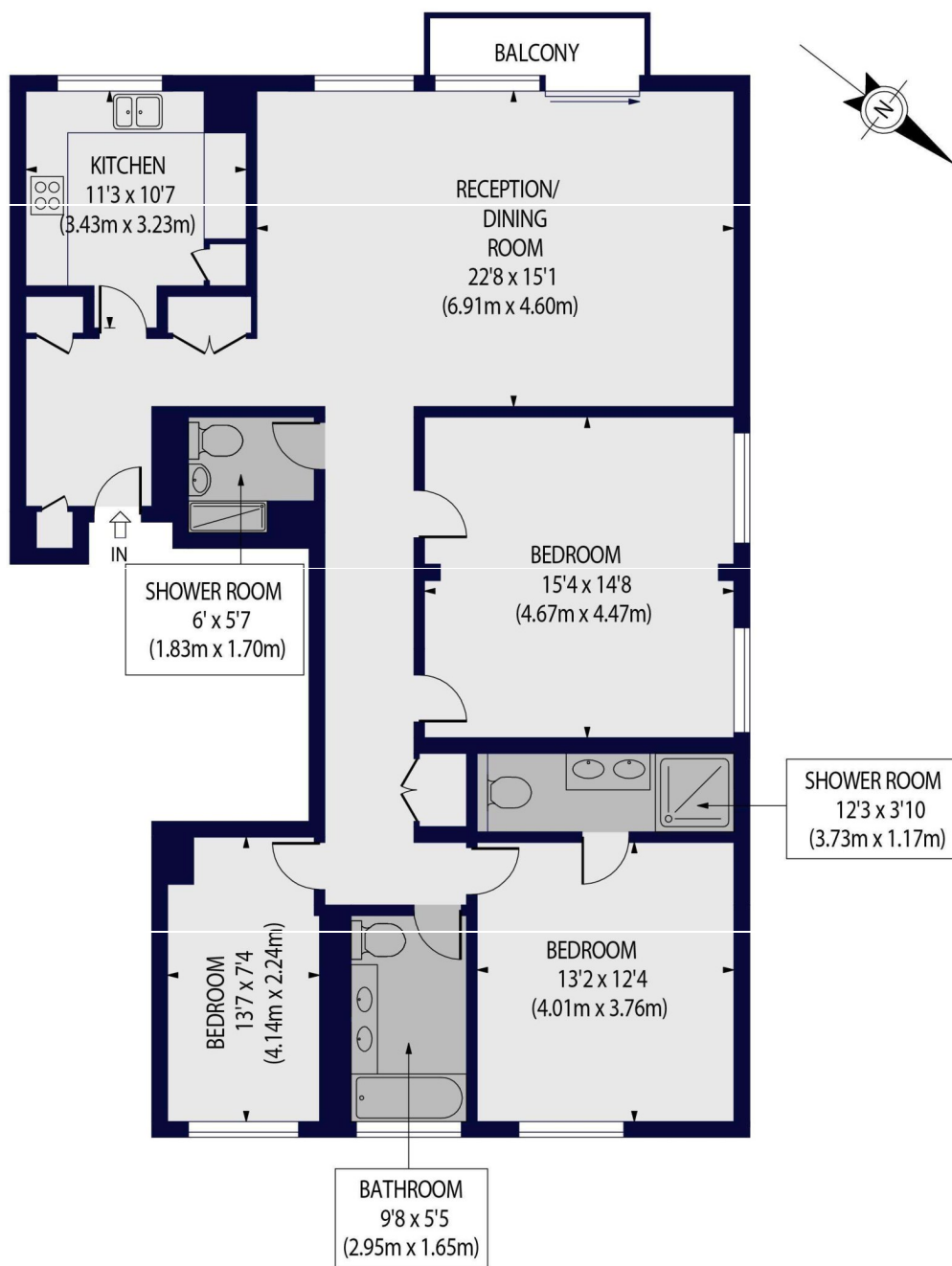
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/SJD250300>

SHERINGHAM,
ST. JOHNS WOOD PARK, NW8 6QY
Approx. Gross Internal Floor Area 1347 sq ft. / 125 sq.m



FOURTH FLOOR

tion Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.42265
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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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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