



Carlton Hill, St John's Wood, London, NW8

£999,999 *Share of Freehold*



A beautifully-presented, two-double bedroom apartment, with direct access to a communal garden, offered for sale with no onward chain. This elegant property benefits from an open-plan, shaker kitchen, with fully integrated appliances and a breakfast bar with hanging lights. Further benefits include an independent heating system, oak engineered wooden flooring to the entertaining areas and carpets to the bedrooms. St John's Wood high street, Lords Cricket Ground and two local Underground Stations (Jubilee line) are all less than one mile away.



Winkworth St John's Wood

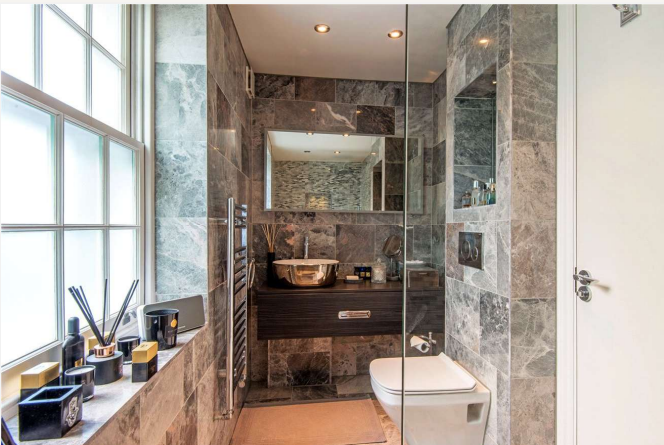
020 7586 7001 | stjohnswood@winkworth.co.uk



KEY FEATURES

- Principal Bedroom with En-Suite Shower Room
- Second Bedroom
- Bathroom
- Open Plan Kitchen/Reception Room
- Utility Room
- Direct Access to Communal Garden
- Share of Freehold





MATERIAL INFO

- Tenure:** Share of Freehold
- Term:** 949 year and 3 months
- Service Charge:** £3994.76 per annum
- Service Charge Note:** Includes Reserve Fund Contribution £1,375 per annum
- Ground Rent:** £0 Annually (subject to increase)
- Council Tax Band:** F
- EPC rating:** D
- Electricity supply:** Mains Supply
- Sewerage supply:** Mains Supply
- Water supply:** Mains Supply
- Mobile signal:** Good Outdoor and In-home

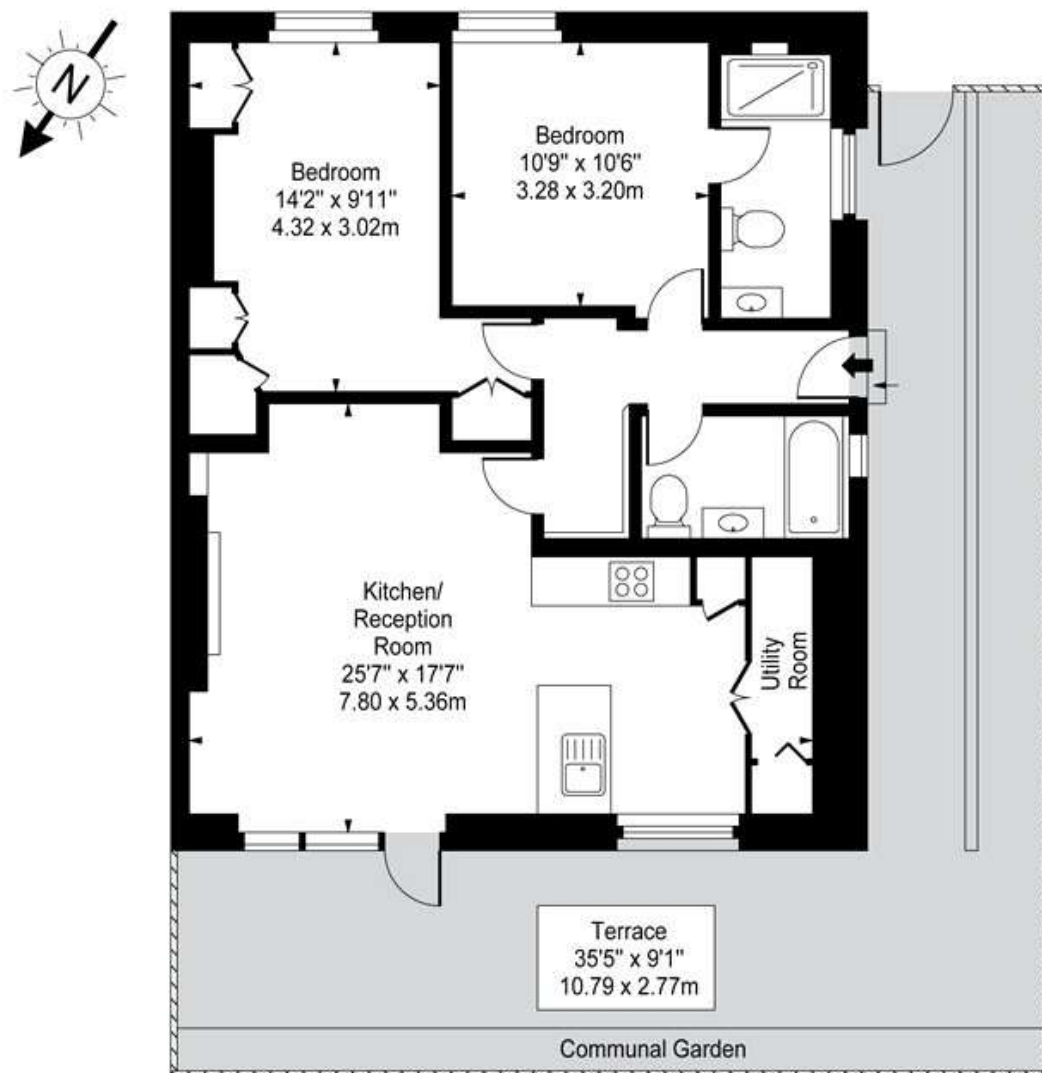
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/SJD250295>

Carlton Hill, NW8



Lower Ground Floor

Approx Gross Internal Area **839 Sq Ft - 77.97 Sq M**

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.36834

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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