



Tatham Place, St Johns Wood, London, NW8

£3,495,000 *Freehold*

4  2  4 

A rare opportunity to purchase this four bedroom town house (2552 sqft/237 sqm) situated in this private gated development with porterage and underground parking. Located adjacent to Acacia Road, this family home offers flexible accommodation and benefits from a 27ft reception room, fitted kitchen/dining room with access to the courtyard garden. There is direct access from the house to the 2 underground car parking spaces. Tatham Place is located on the East side of St John's Wood and within 0.1 miles from St John's Wood High Street, 0.2 miles from the American School and only 150 yards from the Underground Station (Jubilee Line).



Winkworth St John's Wood

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KEY FEATURES

- Principal Bedroom with Dressing Room and Two En-Suites
- Second Bedroom with En-Suite Shower Room
- Two Further Bedrooms (One with En-Suite)
- Shower Room
- Guest WC
- Reception Room with Juliet Balcony
- Dining Room
- Fully Fitted Kitchen
- Utility Room
- Private Patio Garden
- Underground Parking for 2 Cars
- Gated Entrance
- Freehold

MATERIAL INFO

Tenure: Freehold

Service Charge: £12,944.24 per annum

Service Charge Note: Includes Reserve Fund Contribution of £2,320 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: H

EPC rating: C



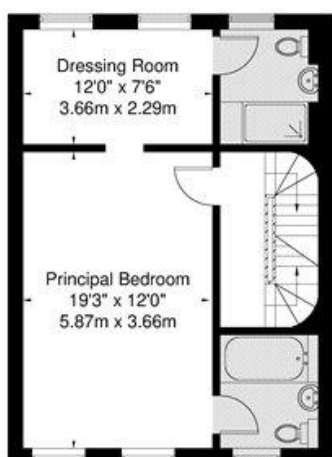


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

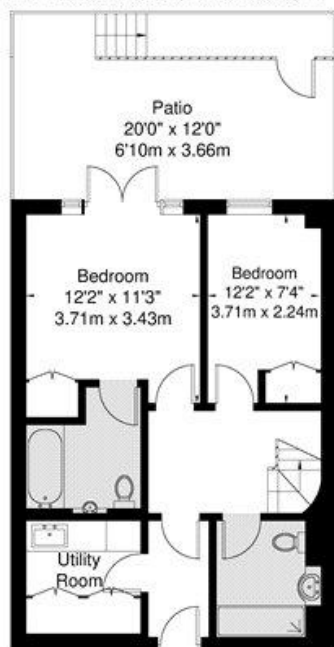
For more information, scan the QR code or visit the link below



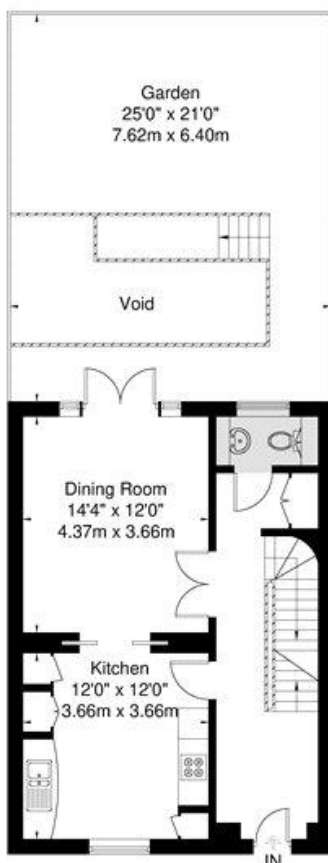
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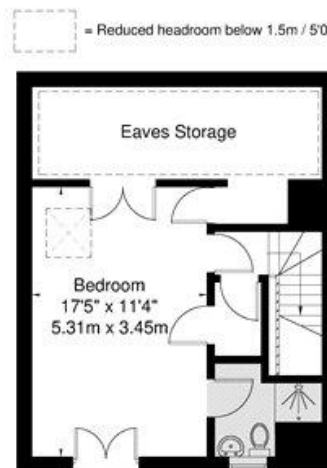
Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 47.6 SQ M / 512 SQ FT



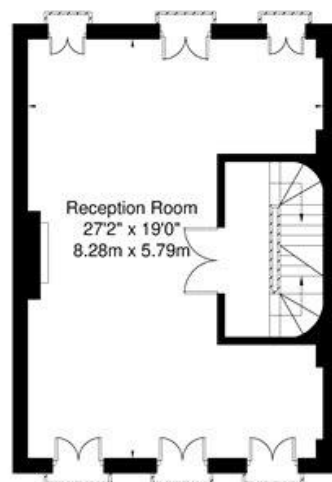
Lower Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 49.3 SQ M / 530 SQ FT



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 49.2 SQ M / 529 SQ FT



Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 42 SQ M / 452 SQ FT



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 49.3 SQ M / 530 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 237.1 SQ M / 2552 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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