



**NORTH GATE, NW8 £1,000,000** Subject to contract

Located on the first floor of this highly desirable portered St. John's Wood block, you will find this two-bedroom apartment featuring high ceilings and the opportunity to refurbish throughout.

North Gate is a well renowned and prestigious building offering excellent 24-hour portorage, off street parking on a first come first served basis, a communal garden and a dedicated on-site estate office. Situated on Prince Albert Road, North Gate is within 25 meters of St. John's Wood High Street and access to its varied selection restaurants and boutique shops.

Two Bedroom | Two Bathroom | Kitchen | Reception Room | Lift Access | 24 Hour Portorage | Off Street Parking on First Come First Served Basis | Communal Garden | On Site Estate Office | Leasehold

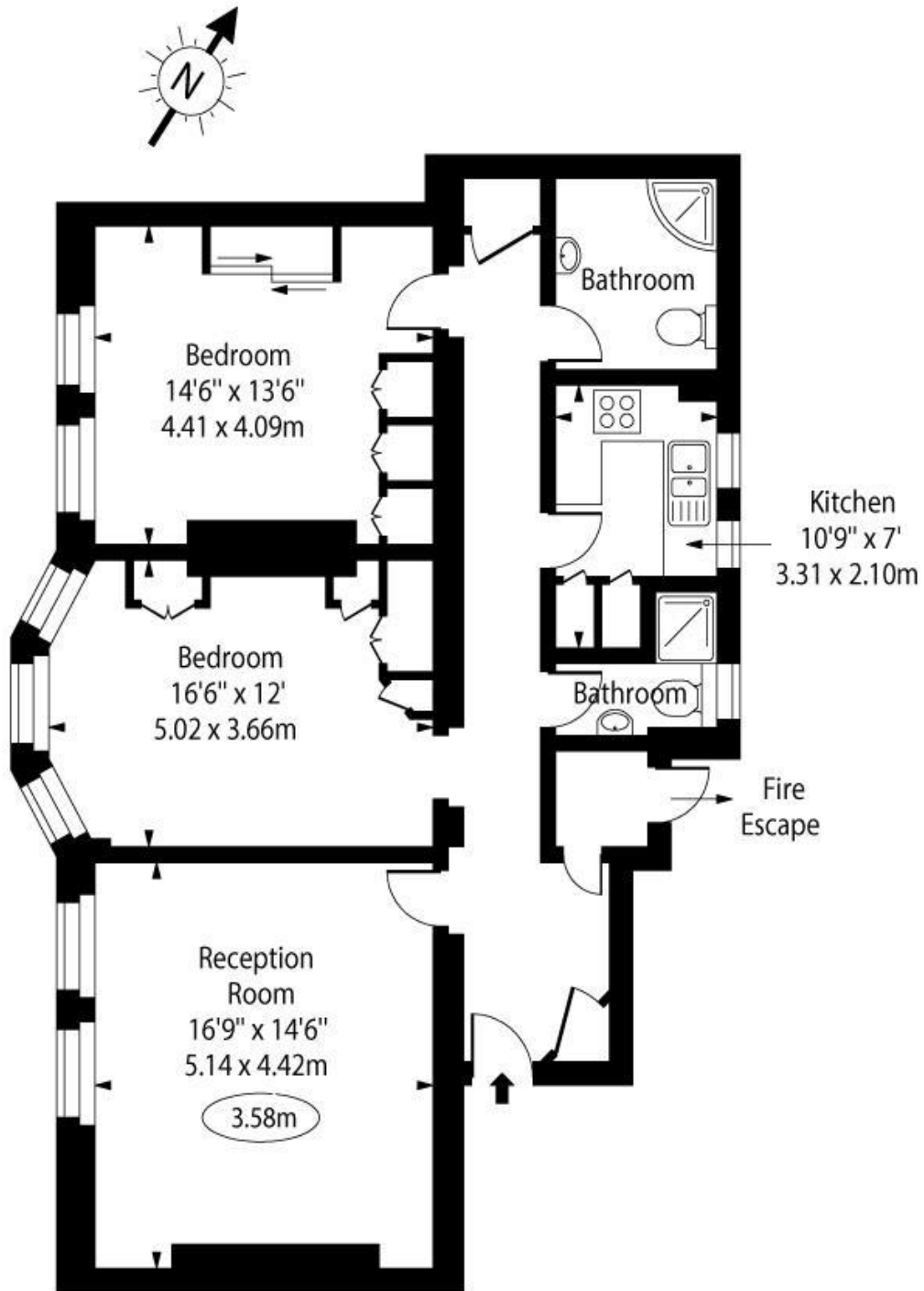
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**Winkworth**

For every step...



North Gate,  
Prince Albert Road, NW8

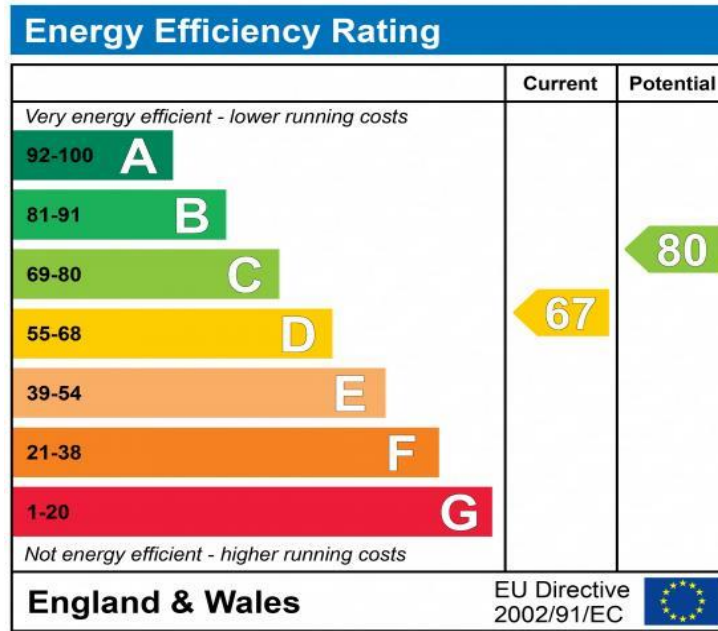


First Floor

Approx Gross Internal Area 1043 Sq Ft - 96.96 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.47689

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.



**Tenure:** Leasehold  
**Term:** 99 years from 01/04/1969  
**Service Charge:** £12,146.68 Per Annum  
**Current Ground Rent:** A Peppercorn / No Ground Rent Applicable

**NOTES:** **Service Charge includes Reserve Fund Contribution**

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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St John's Wood | 103-104 St John's Wood Terrace, London NW8 6PL  
 020 7586 7001 | [stjohnswood@winkworth.co.uk](mailto:stjohnswood@winkworth.co.uk)

