



## ELM TREE COURT, ST JOHN'S WOOD, LONDON, NW8 £500,000 LEASEHOLD

A rare opportunity to purchase this second-floor apartment, with a private rear-facing balcony, set within this secure, portered development. The property offers scope for modernisation and further benefits from a separate kitchen, a communal garden and a passenger lift. Elm Tree Road is a peaceful tree-lined street, located approx 0.3 miles away from St John's Wood High Street and Underground Station (Jubilee Line), not to mention both Lord's Cricket Ground and Regent's Park approximately 0.5 miles away.

Bedroom | Bathroom | Kitchen | Reception Room | Private Balcony | Portage | Communal Gardens | Passenger Lift | Leasehold

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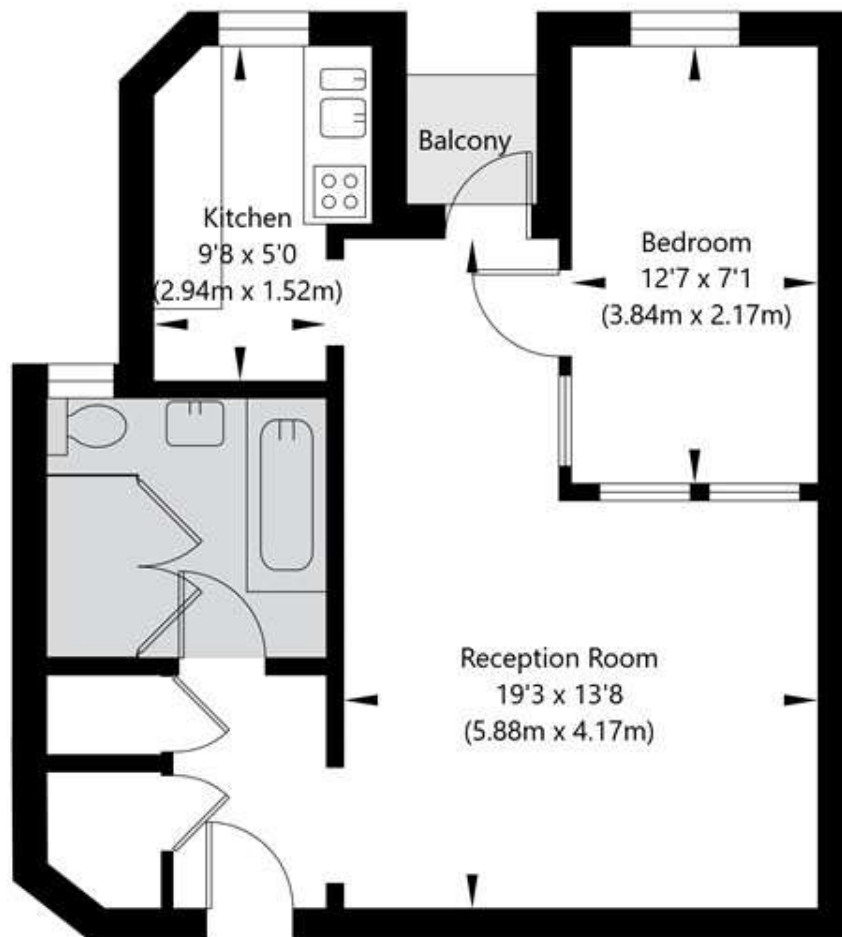






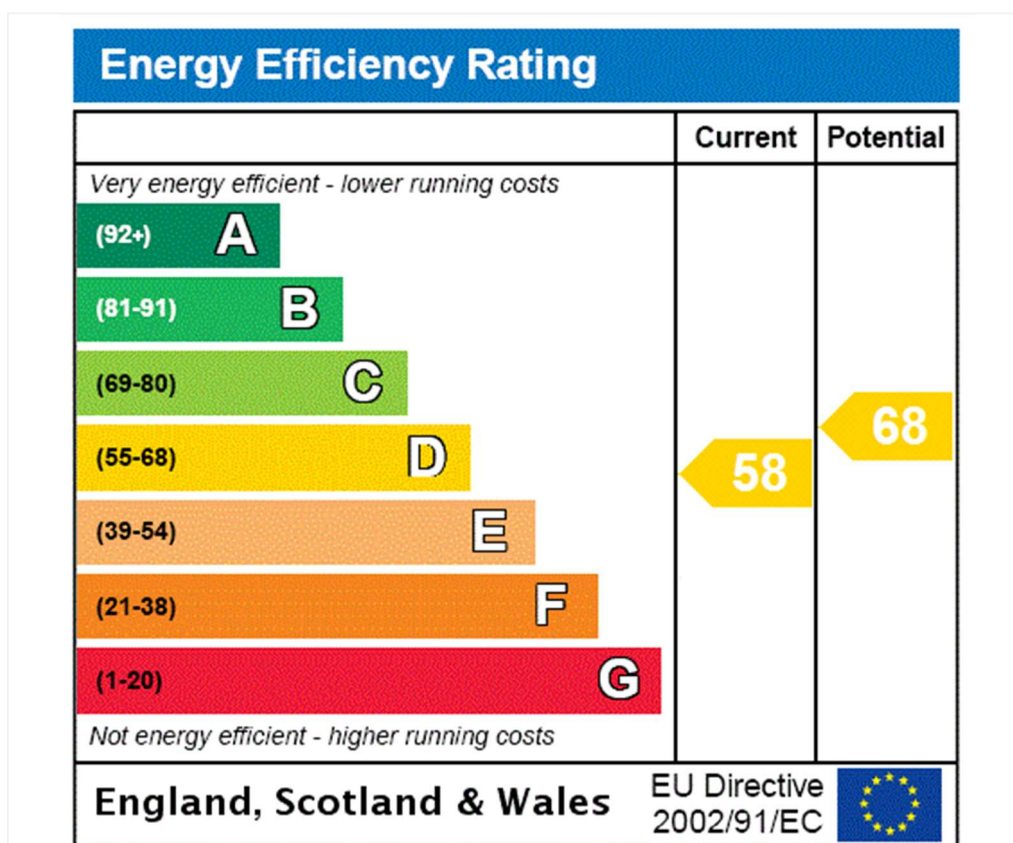
Elm Tree Court, Elm Tree Road, St John's Wood, London, NW8 9JT

Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 45.27 SQ M / 487 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 45.27 SQ M / 487 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
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**Tenure:** Leasehold

**Term:** Expires - 31/10/2968

**Service Charge:** £8,808.56 per annum

**Ground Rent:** £25 Annually (subject to increase)

**Council Tax Band:** D

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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