

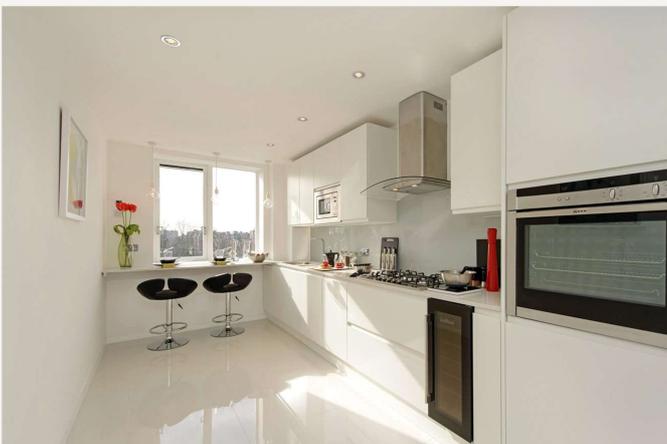


Wellington Road, London, NW8

£1,450,000 *Leasehold*



A beautifully presented two bedroom apartment situated on the fifth floor of this portered building. The apartment has been refurbished to a high standard in a contemporary style, offering two bathrooms (one en-suite) and a feature fire place. Cavendish House is well located for the amenities and transport links of St John's Wood and is within approximately 400 metres of Regents Park. The service charge is £8,559.18 per annum + £1,581.54 reserve fund contribution per annum.



Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk



KEY FEATURES

- Principal Bedroom with En Suite Bathroom
- Second Bedroom
- Shower Room
- Reception Room
- Separate Kitchen
- Communal Heating & Hot Water
- Passenger Lift
- Porterage
- Leasehold



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 01/11/2991

Service Charge: £10,140.72 per annum

Service Charge Note: Includes Reserve Fund Contribution of £1,581.54 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: G

EPC rating: C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	84 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

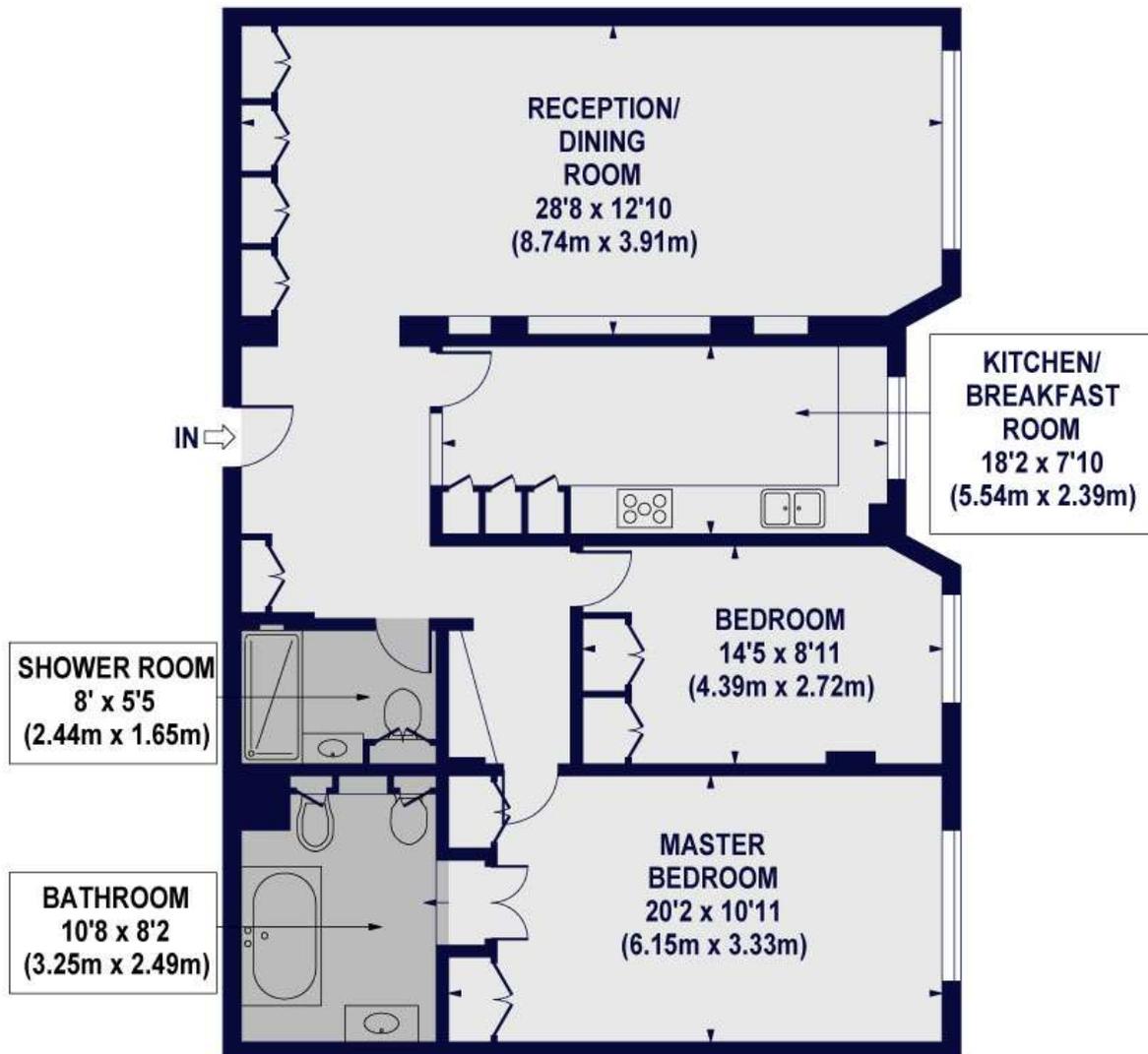


<https://www.winkworth.co.uk/sale/property/SJD260069>



CAVENDISH HOUSE, WELLINGTON ROAD, NW8 9SQ

Approx. Gross Internal Floor Area 1184 sq ft. / 110 sq.m



FIFTH FLOOR

For Illustration Purposes Only - Not To Scale. Floor Plan by www.nogaphotostudio.com Ref. No 22110
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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