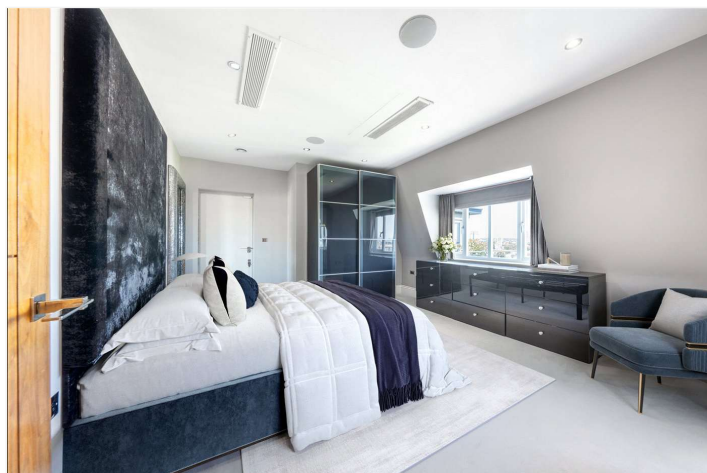
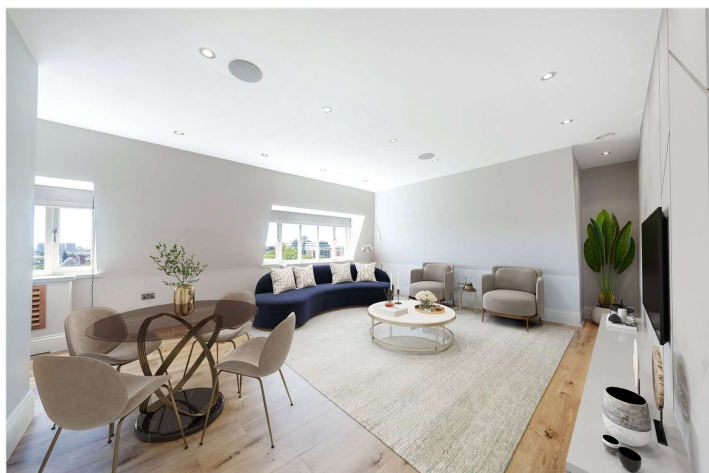




WELLINGTON ROAD, ST JOHN'S WOOD, LONDON, NW8 £2,000,000 LEASEHOLD

A wonderful penthouse apartment, set within this secure, portered development, with an allocated parking space, less than 100 metres away from St John's Wood High Street and Underground Station (Jubilee line). This incredibly bright property benefits from panoramic views and a bespoke fitted kitchen, with Miele and Gaggenau appliances, as well as a natural wood counter top and breakfast bar. Furthermore, the property has air-conditioning and en-suite bath/shower rooms to each of the bedrooms. Offered for sale with no onward chain.

Images have been virtually staged using CGI and are for illustrative purposes only. They are intended to convey the concept and vision for the property. They are for guidance only, and may alter and do not necessarily represent a true and accurate depiction of the finished property.

Principal Bedroom with En-Suite Bathroom | Two Further Bedrooms with En-Suite Shower Room
| Reception Room | Separate Kitchen/Dining Room | Guest WC | Allocated Parking Space | Air
Conditioning | Passenger Lift Directly into Property | Leasehold

Winkworth

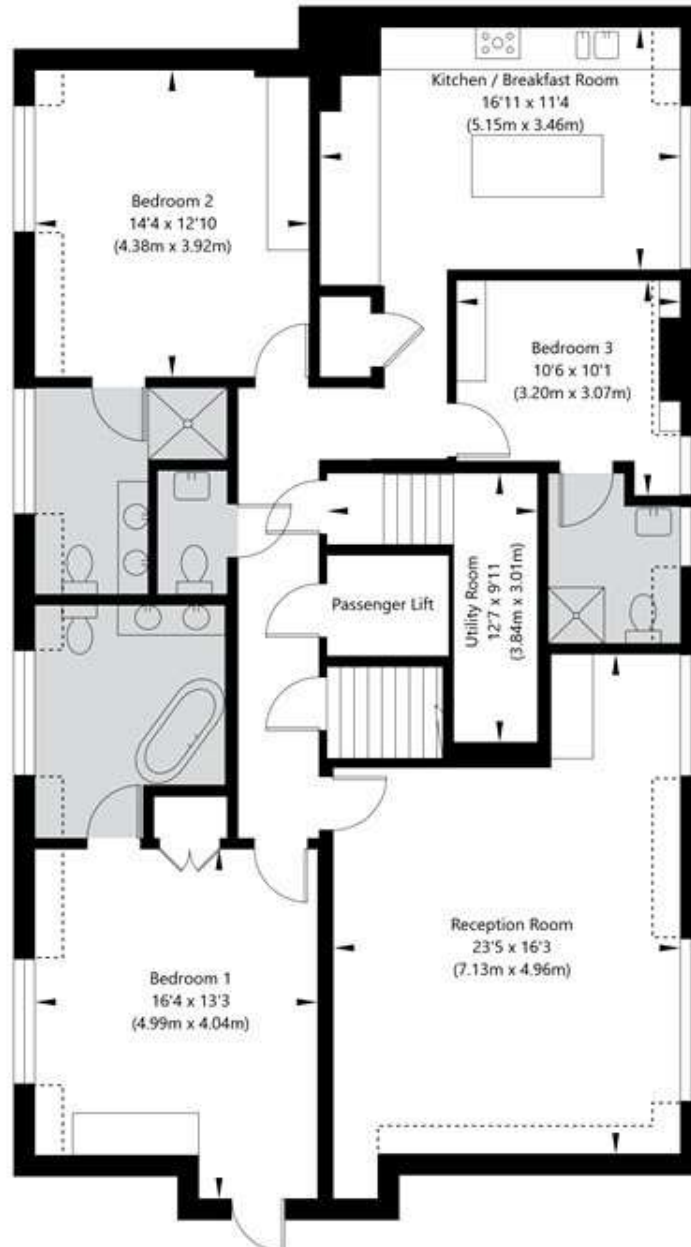
for every step...

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Wellington Court, 55-67 Wellington Road, London NW8 9TB

7th Floor
GROSS INTERNAL FLOOR AREA
APPROX. 141.26 SQ M / 1521 SQ FT
EXCLUDING RESTRICTED HEIGHT 133.65 SQ M / 1439 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 141.26 SQ M / 1521 SQ FT
APPROXIMATE GROSS INTERNAL FLOOR AREA EXCLUDING RESTRICTED HEIGHT 133.65 SQ M / 1439 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Expires - 15/03/2172

Service Charge: £17,493.86 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: H

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. Johns Wood Terrace, London, NW8 6PL | 020 7586 7001 | stjohnswood@winkworth.co.uk

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