



SHERINGHAM, ST JOHN'S WOOD, LONDON, NW8 £1,795,000 LEASEHOLD

An outstanding three-bedroom apartment, which has been fully renovated to exacting standards throughout. Not only does the property benefit from two en-suite bathrooms, but there is also a guest shower room, as well as two private balconies accessed from the reception and master bedroom. There is a modern detail throughout this property, with the rare benefit of air-conditioning and oak engineered wooden flooring, not to mention LED strip lighting around the reception and bedroom ceilings. This popular development has impressive marble, portered entrances, and further benefits include residents' parking and communal heating. Both St John's Wood High Street and Underground Station (Jubilee Line) are only 0.5 miles away.

Three Bedrooms | Three Bathrooms (One En Suite) | Fully Intergrated Kitchen | Two Balconies | Ample Storage | Communal Gardens | 24-Hour Porterage | CCTV | Video Entry Phone | Passenger Lifts | Communal Heating & Hot Water | Off Street Parking For Two Cars (Not Reserved) | Leasehold

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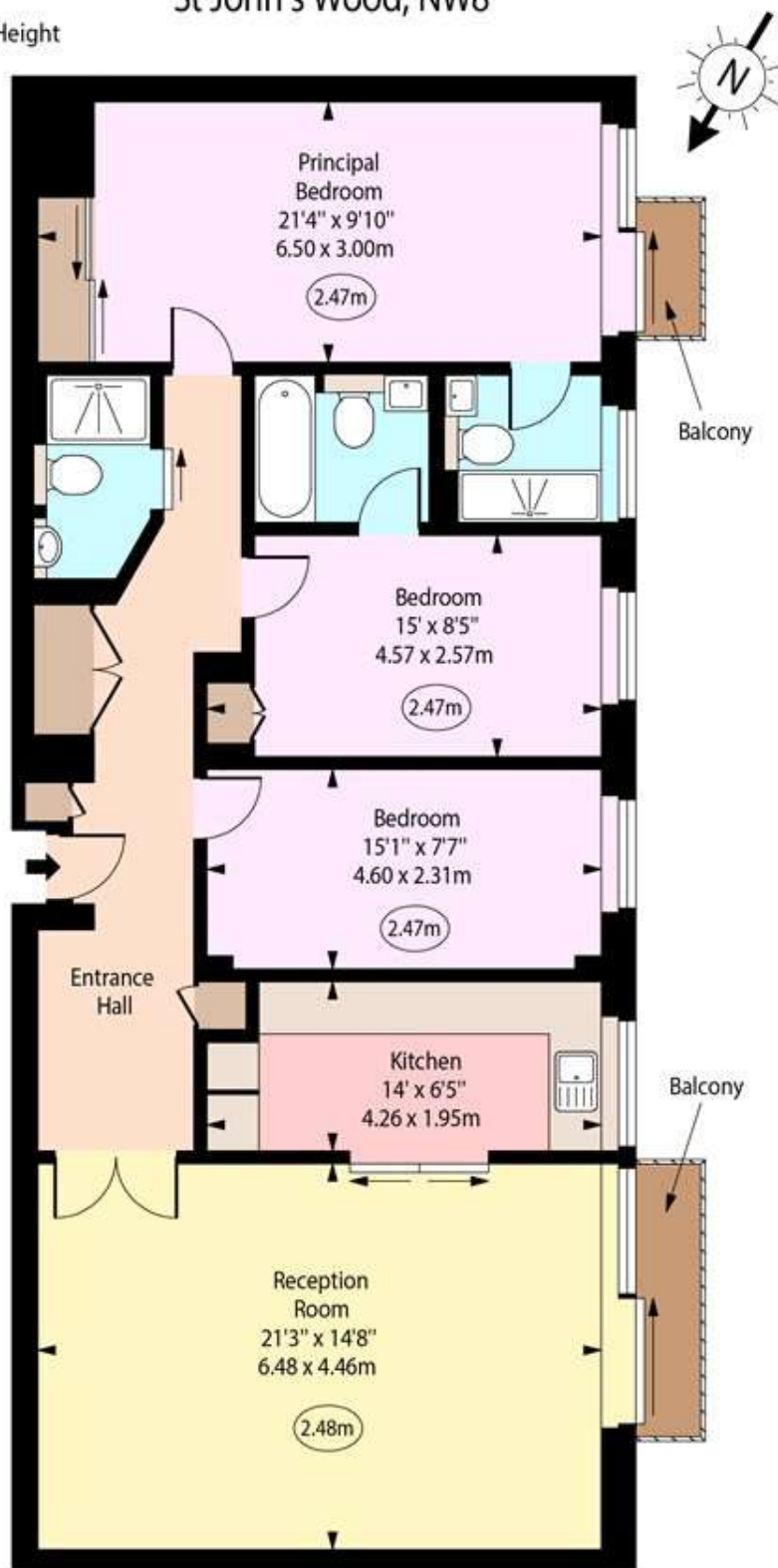
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Sheringham,
St. John's Wood Park,
St John's Wood, NW8

○ - Ceiling Height



Second Floor

Approx Gross Internal Area 1200 Sq Ft - 111.48 Sq M

For Illustration Purposes Only - Not To Scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Expires - 21/11/2174

Service Charge: £13,823.58 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: G

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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