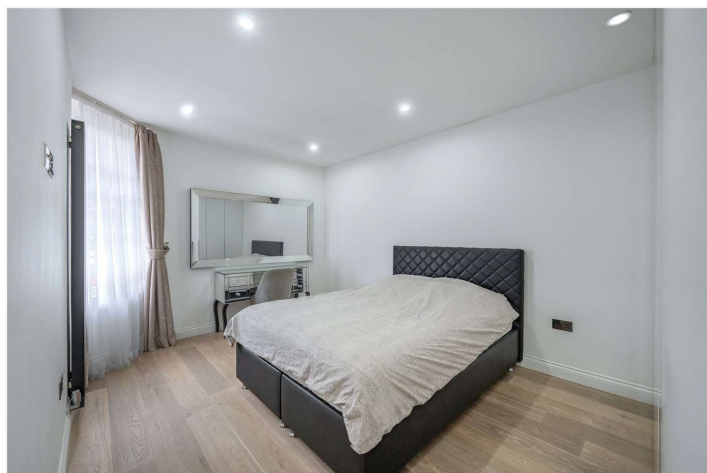




## SCOTT ELLIS GARDENS, ST JOHN'S WOOD, LONDON, NW8 £425,000 LEASEHOLD

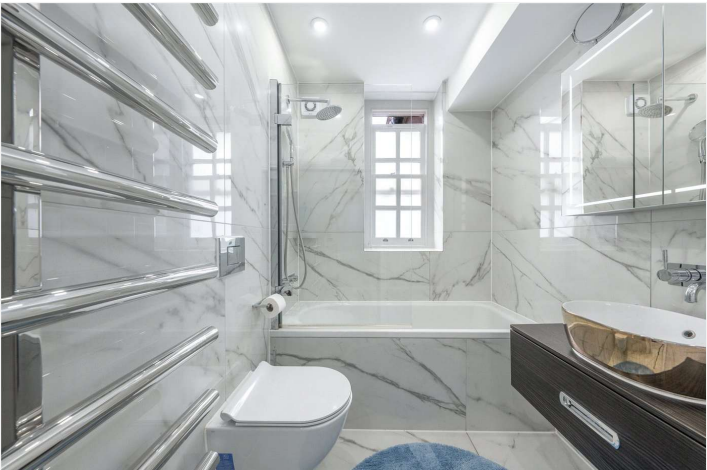
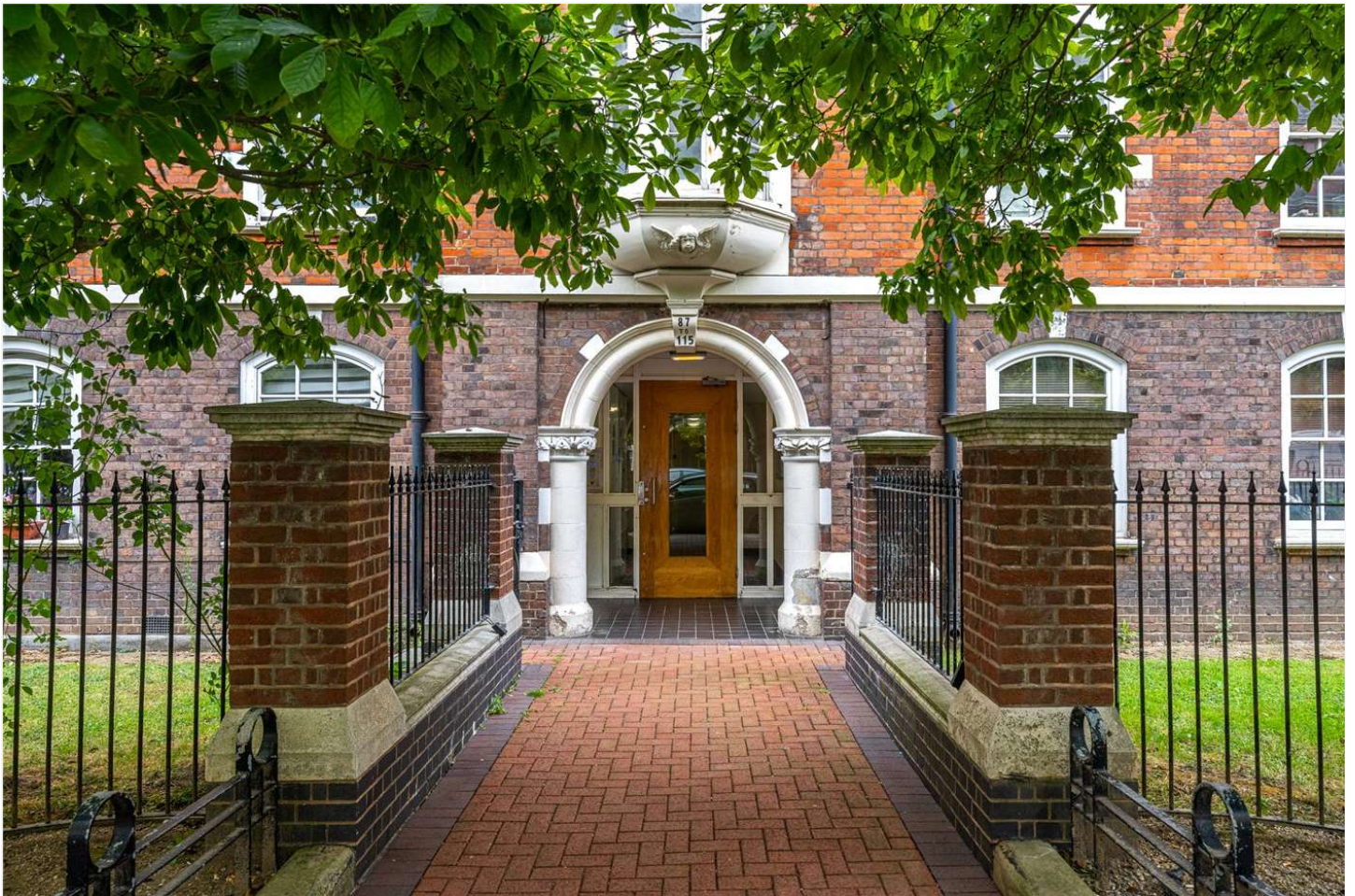
A recently renovated, one-bedroom apartment on the top-floor of this red-brick development, with passenger lift. The property has a tiled floor throughout, underfloor heating, LED spotlights, an open-plan kitchen with stone counter-tops, bespoke fitted wardrobes in the bedroom and fantastic natural light throughout. Lord's Cricket Ground is located just 50 metres away from the development, whilst both St John's Wood High Street and Underground Station (Jubilee Line) are less than half a mile away.

Double Bedroom with Bespoke Fitted Wardrobes | Family Bathroom | Open-Plan Kitchen / Reception | Passenger Lift

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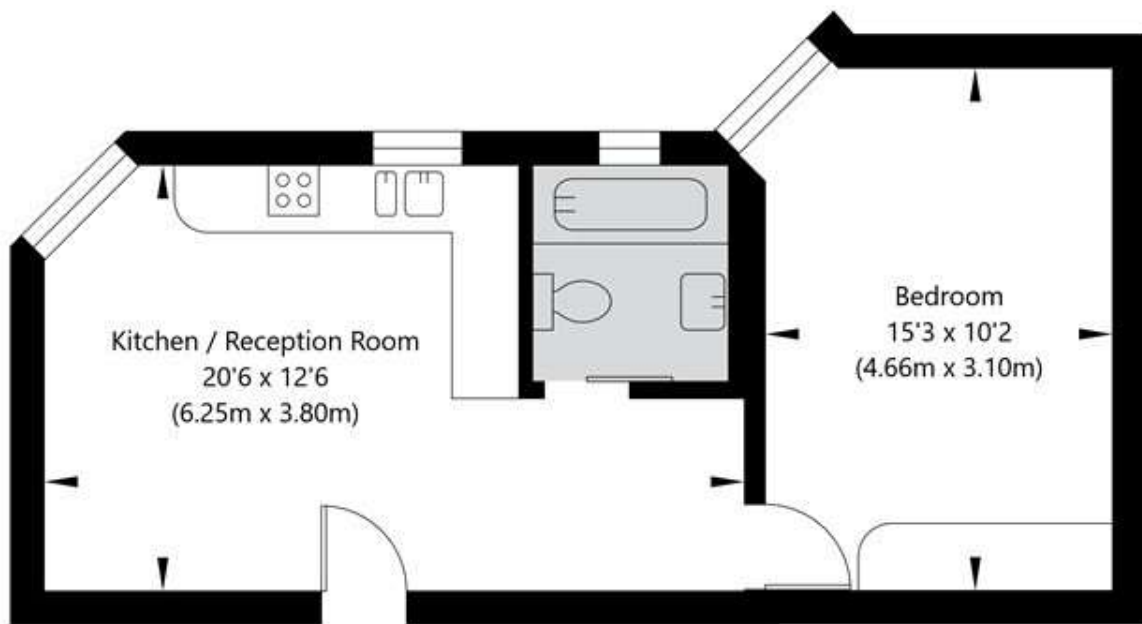
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## Scott Ellis Gardens, London NW8 9HE

Fourth Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 38.45 SQ M / 414 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 38.45 SQ M / 414 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             | 72 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Tenure:** Leasehold

**Term:** Expires - 25/11/2113

**Service Charge:** £1,707.36 per annum

**Ground Rent:** £10 Annually (subject to increase)

**Council Tax Band:** C

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](mailto:stjohnswood@winkworth.co.uk)

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