



SHERINGHAM, NW8 £1,350,000 JOINT SOLE AGENT Subject to contract

This well-proportioned three bedroom apartment is situated on the second floor of a modern purpose built building. The accommodation comprises a spacious reception/dining room with private balcony and fully fitted eat in kitchen, a principal bedroom suite featuring an en suite bathroom, walk in wardrobe and a private balcony, two further bedrooms and a family bathroom. Further benefits include wooden flooring and ample storage throughout, marble flooring in each bathroom and views of the beautifully landscaped gardens from each room and communal heating/hot water. Sheringham forms part of the exclusive "Queensmead Estate" which is a substantial high-quality development, it is noted for its excellent porterage 24/7, high level of security and residents off-street parking facilities for two cars on a first come first serve basis. The block is conveniently located in St John's Wood Park between Swiss Cottage and St John's Wood thereby offering a choice of public transport and shopping amenities. The wide open spaces of Primrose Hill and Regent's Park are both within 0.8 miles.

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)

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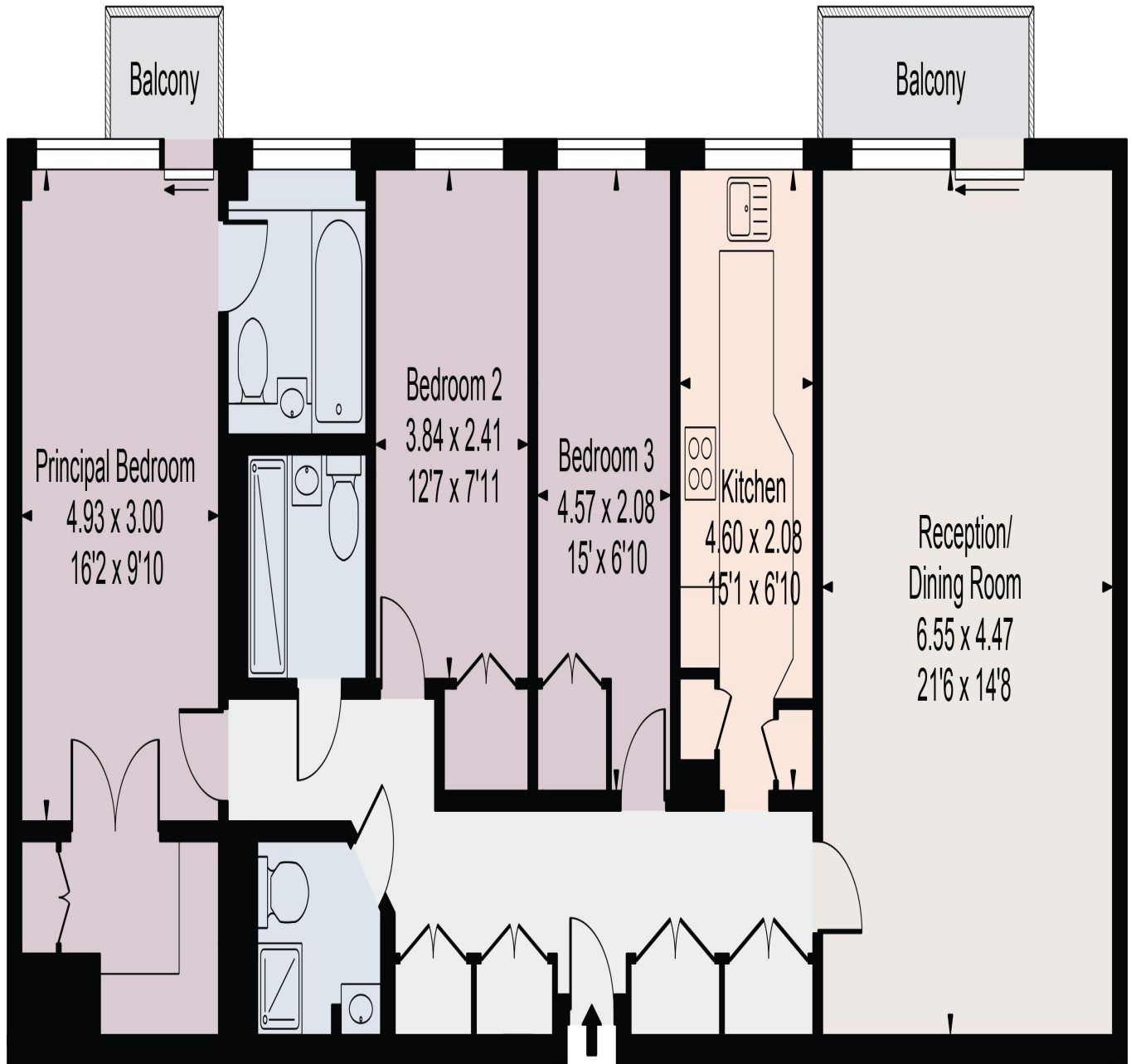
For every step...



Sheringham

Gross Internal Area(Approx)

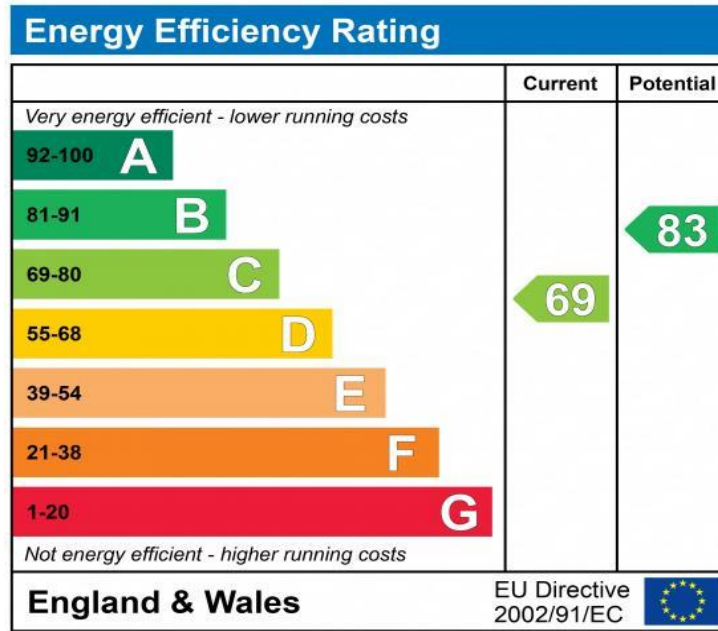
Total = 109.81 Sq m / 1182 Sq ft



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

For Illustration Purposes Only - Not To Scale



Tenure: Leasehold
Term: 03/06/2014 to 21/11/2174 **NOTES:**
Service Charge: £6,584.00 Paid Six Monthly
Current Ground Rent: A Peppercorn / No Ground Rent Applicable

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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