



## WILLIAM COURT, ST JOHN'S WOOD, LONDON, NW8 £1,000,000 LEASEHOLD

We are pleased to present this spacious two-double bedroom apartment which is located on the second-floor of this secure, portered development less than half a mile away from St John's Wood High Street and Underground Station (Jubilee Line). The property has a modern decor throughout, fully fitted bespoke wardrobes in each bedroom, with two en-suite bathrooms. The fully integrated kitchen with handleless cabinets also benefits from stone counter-tops, with under-counter LED lighting. The property is double-glazed throughout and further benefits from partial herringbone engineered oak wooden flooring. Offered for sale with no onward chain.

Principle Bedroom with En-Suite Bathroom | Second Bedroom with En-Suite Shower Room | Reception Room | Kitchen | Passenger Lift | Portage | Communal Gardens | Leasehold

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for every step...

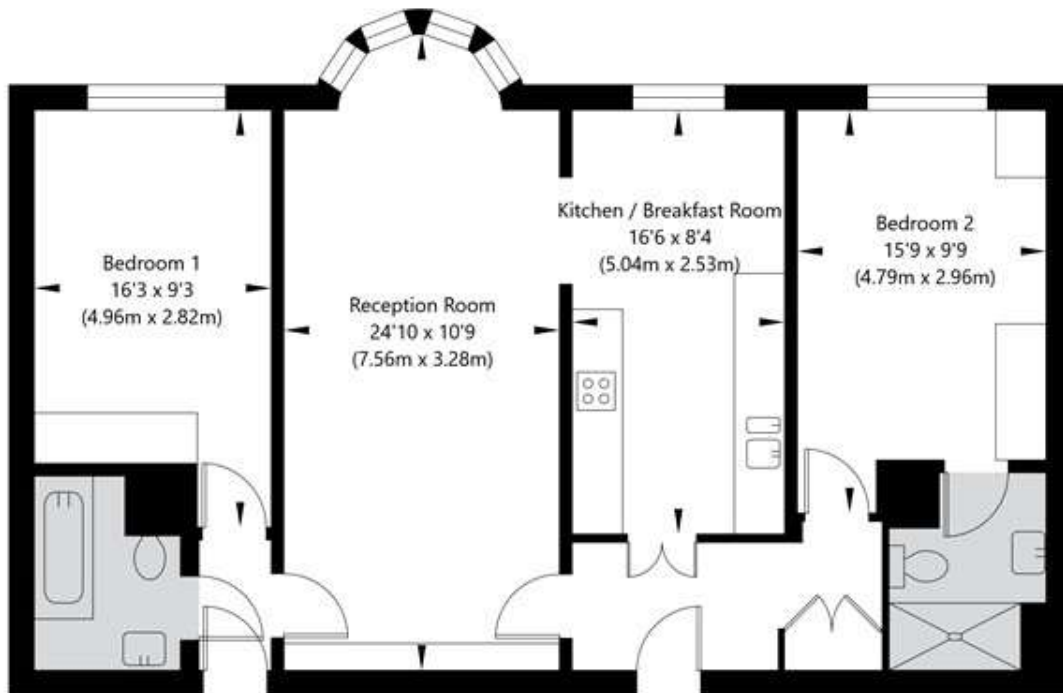
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## William Court, London NW8 9PA

Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 81.54 SQ M / 878 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 81.54 SQ M / 878 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	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** Expires - 25/03/2122

**Service Charge:** £11,662.96 per annum

**Ground Rent:** £225 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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**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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