

## PAVILION APARTMENTS, ST JOHN'S WOOD, LONDON, NW8 £1,750,000 LEASEHOLD

Set on the first-floor of this prestigious portered development is this superb three-double bedroom apartment which offers a delightful aspect over communal gardens from a private balcony and is presented in good order throughout. The flat benefits from comfort cooling throughout, two en-suite bathrooms (with under-floor heating) a guest WC, oak wooden floors a fully fitted kitchen with stone counter-tops and a secure underground allocated parking space. The property is currently tenanted until October 2025, so immediate occupation might not be readily available.

Three Bedrooms | Two En-suite Bathrooms | Shower Room | Separate Kitchen | Reception Room | Private Balcony | Passenger Lifts | Communal Gardens | Comfort Cooling | Allocated Parking Space | Leasehold

View our virtual tour here: <https://youtu.be/P8KbeDYvw-A>

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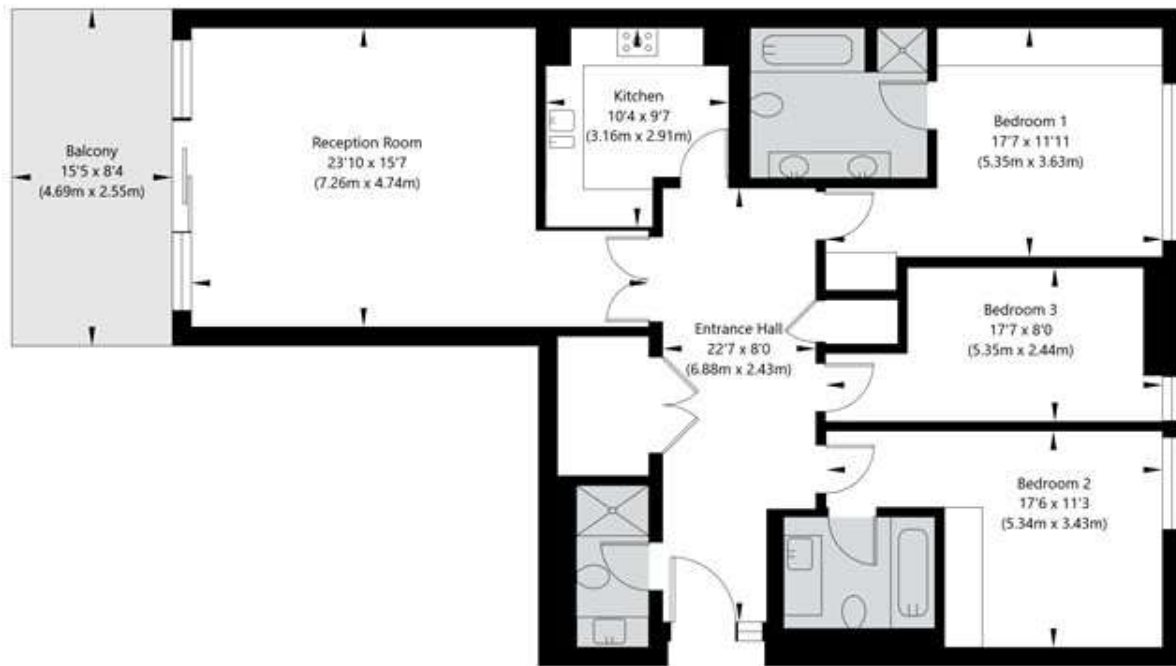
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## Pavilion Apartments, St John's Wood Road, London NW8 7HB

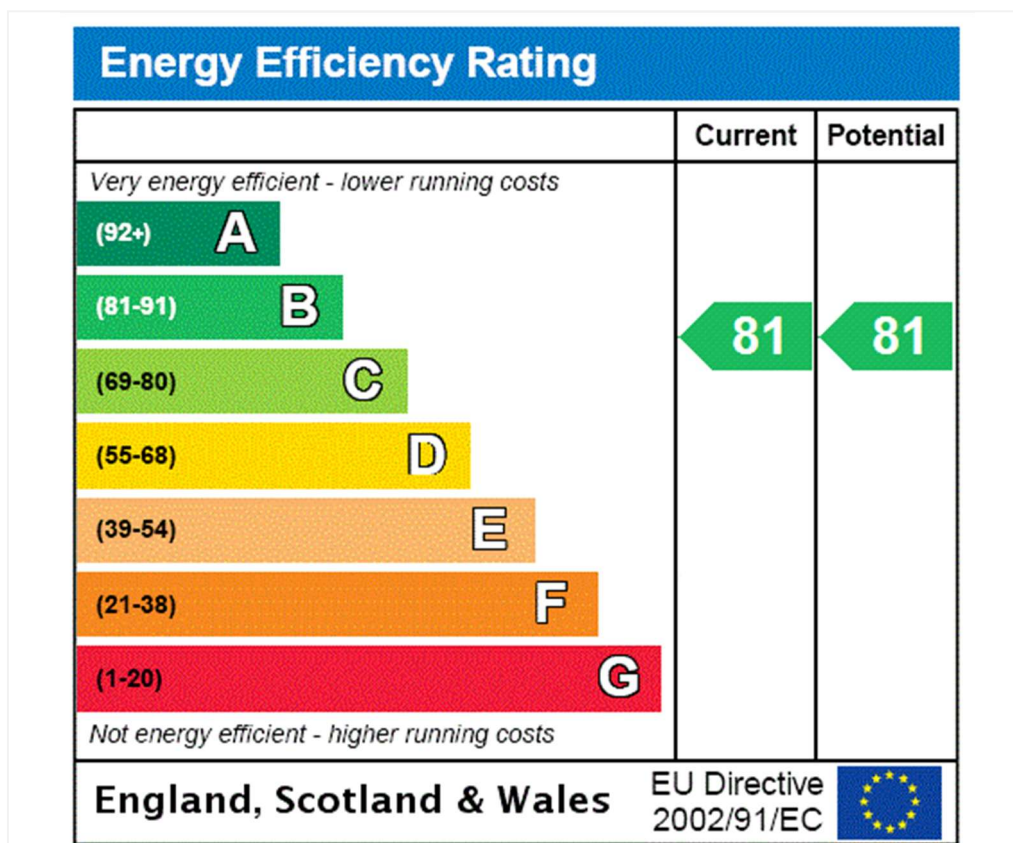
First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 120.95 SQ M / 1302 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 120.95 SQ M / 1302 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
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**Tenure:** Leasehold

**Term:** Expires - 01/01/2999

**Service Charge:** £14,721.68 per annum

**Ground Rent:** £700 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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