



## Melina Court, St John's Wood, London, NW8

**£460,000** *Leasehold*



We are pleased to present this bright one bedroom apartment, which is located on the second floor (with lift) of this popular red-brick building. The property benefits from a private east-facing balcony, with a separate kitchen and communal heating & hot water. The development is located less than half a mile away from Lord's Cricket Ground, Regent's Park plus St John's Wood High Street and Underground Station (Jubilee Line).



**Winkworth St John's Wood**

020 7586 7001 | [stjohnswood@winkworth.co.uk](mailto:stjohnswood@winkworth.co.uk)



## KEY FEATURES

- One Bedroom
- Separate Kitchen
- Reception Room
- Private Balcony
- Communal Heating and Hot Water
- Lift Access
- Leasehold



## MATERIAL INFO

**Tenure:** Leasehold

**Lease Expiry Date:** 25/03/2165

**Service Charge:** £8,369.88 per annum

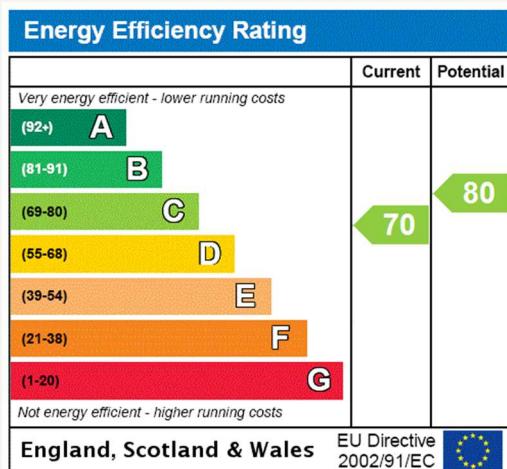
**Service Charge Note:** Includes Reserve Fund contribution of £3,112 per annum

**Ground Rent:** £0 Annually (subject to increase)

**Council Tax Band:** D

**EPC rating:** C

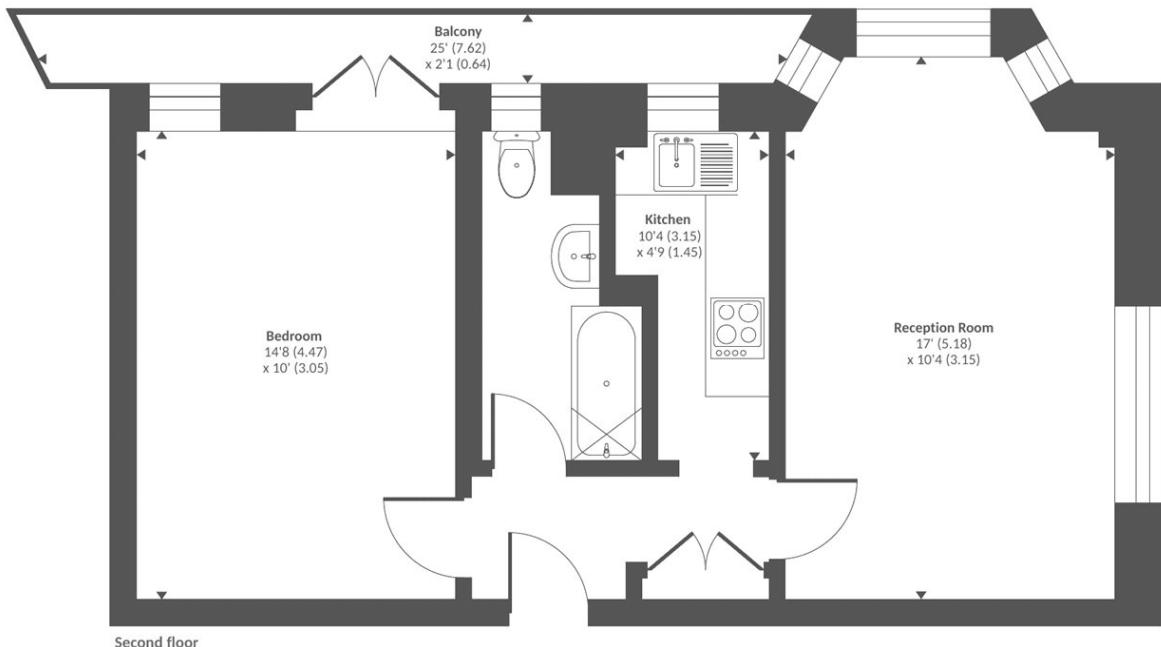




For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD240229>



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2024. Produced for Chancellors Estate Agents. REF: 1109891

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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