

## LOUDOUN ROAD, ST JOHN'S WOOD, LONDON, NW8 £700,000 LEASEHOLD

A rare opportunity to purchase this two bedroom, two bathroom, first-floor apartment, with a private balcony, located within this charming period conversion, further benefits include Georgian sash windows, high ceilings and a separate kitchen. The property is conveniently located in between both Abbey Road and Finchley Road with both St John's Wood High Street and Underground Station (Jubilee Line) less than one mile away.

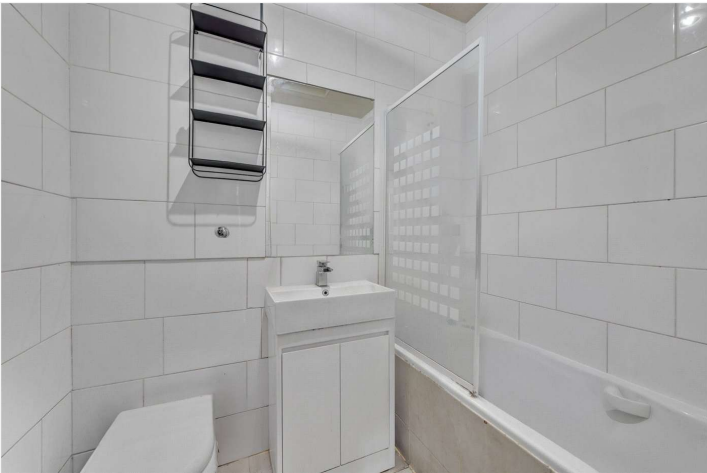
Principle Bedroom with En-Suite Shower Room | Second Bedroom | Bathroom | Separate Kitchen  
| Reception Room | Private Balcony | Leasehold

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for every step...

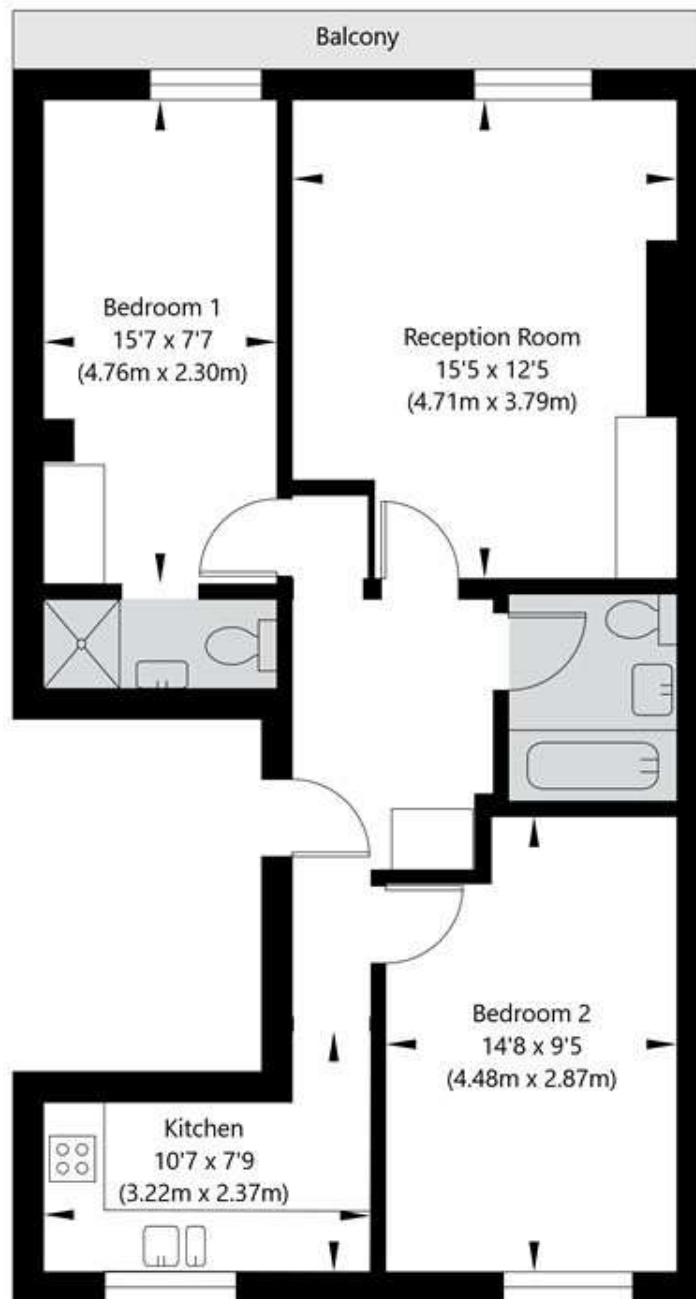
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## Loudoun Road, London NW8 0ND

First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 61.98 SQ M / 667 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 61.98 SQ M / 667 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** Expires - 01/01/3016

**Service Charge:** £2,737.5 per annum

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

**Council Tax Band:** F

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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