



## Sheringham, St John's Wood, London, NW8

£1,170,000 *Leasehold*



A charming two bedroom, two bathroom apartment in Sheringham forming part of the exclusive Queensmead development which is noted for its excellent portage, high level of security and residents off street parking facilities. The block is conveniently situated on St John's Wood Park between Swiss Cottage and St John's Wood Underground Stations thereby offering a good choice of both transport and shopping amenities. The property benefits from further having a long leasehold over 150 years.



**Winkworth St John's Wood**

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



## KEY FEATURES

- Principal Bedroom with En-Suite Bathroom
- Second Bedroom
- Family Shower Room
- Kitchen
- Reception/Dining Room
- Balcony
- Communal Heating
- Off Street Parking
- Porterage
- Passenger Lift
- Video Entrance Phone
- Leasehold



## MATERIAL INFO

**Tenure:** Leasehold

**Lease Expiry Date:** 21/11/2174

**Service Charge:** £10,244.9 per annum

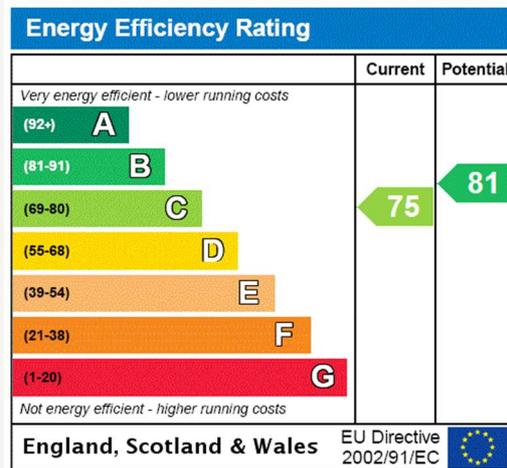
**Service Charge Note:** Includes £2,166.88 Reserve Fund Contribution

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

**Council Tax Band:** G

**EPC rating:** C





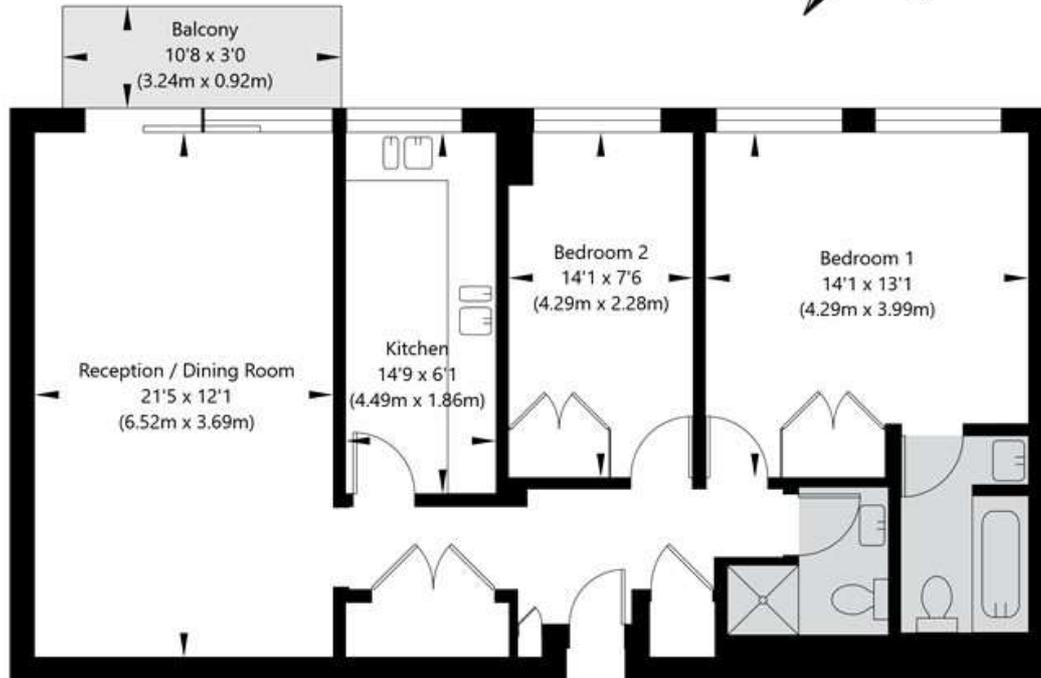
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD250004>

Sheringham, St John's Wood Park, London NW8 6RA

Third Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 79.46 SQ M / 855 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 79.46 SQ M / 855 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.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMBERSHOREPIX.CO.UK

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.

**Winkworth St John's Wood**

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

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.