



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

£2,250,000 *Leasehold*



A beautifully presented interior designed three-bedroom apartment situated on the first-floor of this popular secure portered building located on Abbey Road. The apartment benefits from a double reception room with French doors on to a private balcony and air-conditioning. All bedrooms have bespoke fitted wardrobes in addition to the principal bedroom, which further benefits from direct access to a second private balcony, the property also has under floor heating and doubled glazed windows. Neville Court is located almost opposite the famous Abbey Road Studios and is less than half a mile away from the newly landscaped high street, Regent's Park and Lord's Cricket Ground.



### St John's Wood

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



## KEY FEATURES

- Three Bedrooms (Two with En-suites)
- Three Bathrooms
- Reception Room
- Kitchen
- Two Balconies
- Entrance Phone
- Passenger Lift
- Portage
- Leasehold



## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 943 year and 0 months

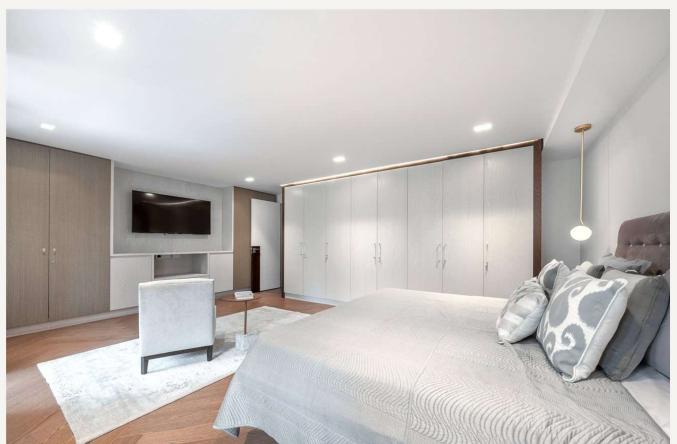
**Service Charge:** £13,203.56 per annum

**Service Charge Note:** Includes Reserve Fund Contribution of £6,241.77 per annum

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

**Council Tax Band:** G

**EPC rating:** C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

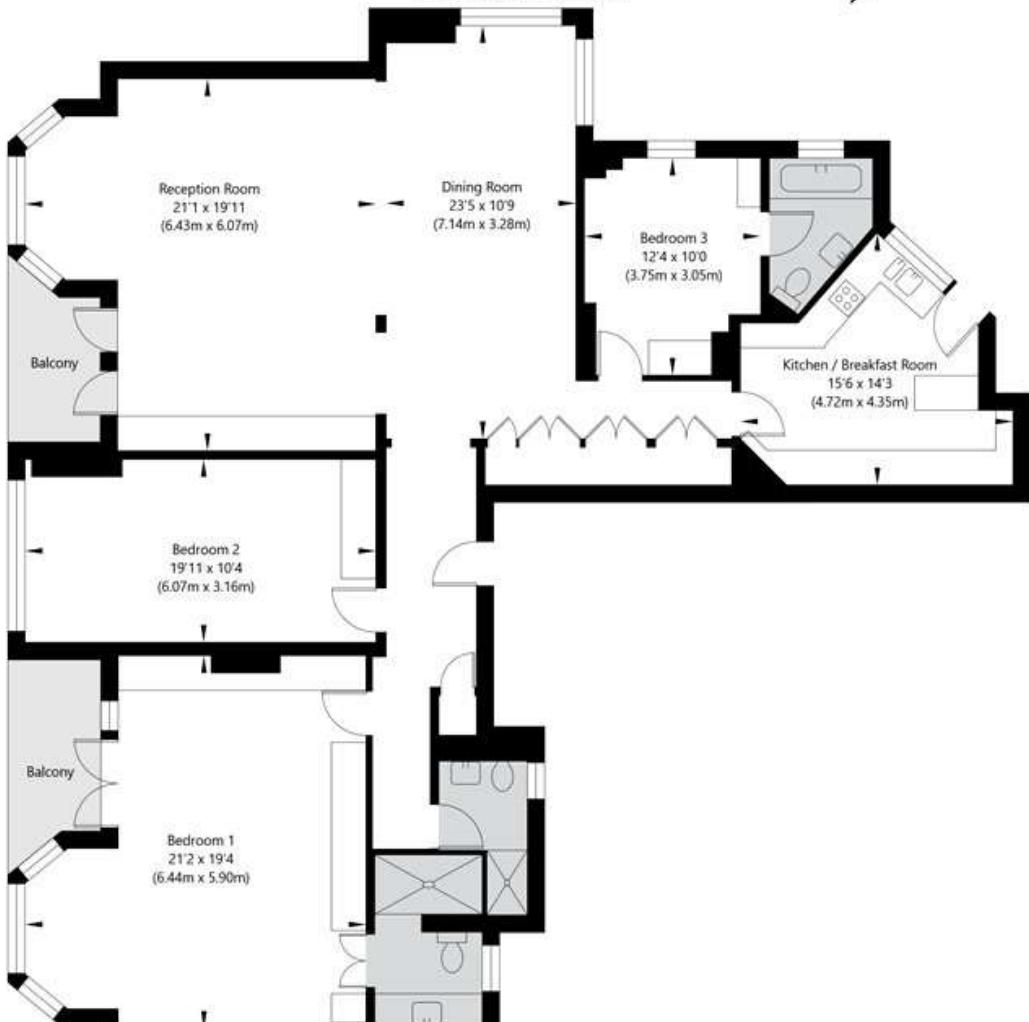


<https://www.winkworth.co.uk/sale/property/SJD120866>

## Neville Court, Abbey Road, NW8 9DB

First Floor

GROSS INTERNAL FLOOR AREA EXCLUDING BALCONIES  
APPROX. 174.00 SQ M / 1875 SQ FT  
GROSS INTERNAL FLOOR AREA INCLUDING BALCONIES  
180.80 SQ M / 1946 SQ FT



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THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
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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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