



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

£400,000 *Leasehold*



A charming one-bedroom apartment, located on the raised-ground floor of this handsome, red-brick development which faces out towards a peaceful, tree-lined street. The property benefits from an open-plan kitchen/reception area, LED spotlights in the ceiling, a communal patio area and is offered for sale with no onward chain



Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk

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KEY FEATURES

- Bedroom
- Shower Room
- Open Plan Kitchen/Reception Room
- Communal Patio Area
- Leasehold



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 25/03/2165

Service Charge: £4,154 per annum

Service Charge Note: Additional Reserve Fund Contribution of £2,496 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: C

EPC rating: D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	73 C
39-54	E		
21-38	F		
1-20	G		

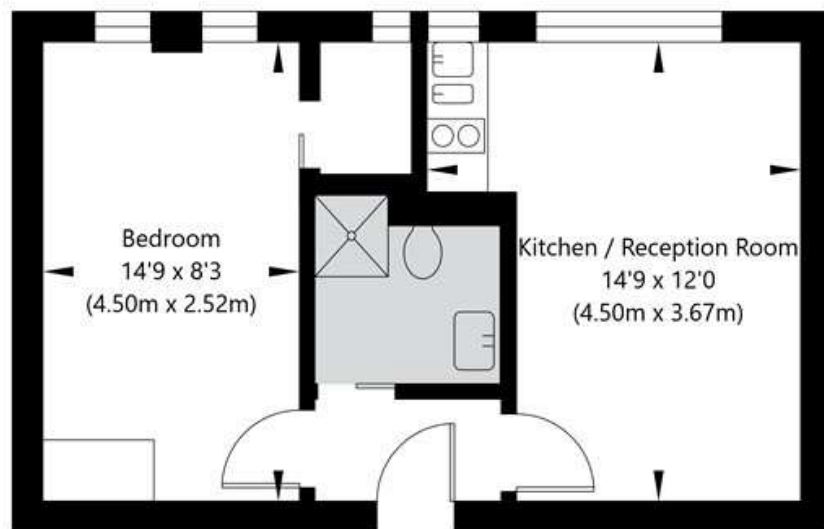
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD260117>

Melina Court, Grove End Road, London NW8 9SB

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 33.48 SQ M / 360 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 33.48 SQ M / 360 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.

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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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