



## SHERINGHAM, ST JOHN'S WOOD, LONDON, NW8 £1,695,000 LEASEHOLD

A fabulous bright and modernised, three bedroom, three bathroom apartment (approximately 1,200 sqft), situated on the first floor in Sheringham, forming part of the exclusive Queensmead Development, that is known for its excellent 24-hour portage. The property comes with the benefit of a lock up garage and off street parking facilities for residents. 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.

Principal Bedroom With En Suite Shower Room | Second Bedroom With En Suite Bathroom | Third Bedroom | Shower Room | Open Plan Kitchen/Dining/Reception Room | Two Balconies | Garage Space | Off-Street Parking | Air Conditioning | Communal Gardens | 24-Hour Portage | Passenger Lift | Leasehold

**Winkworth**

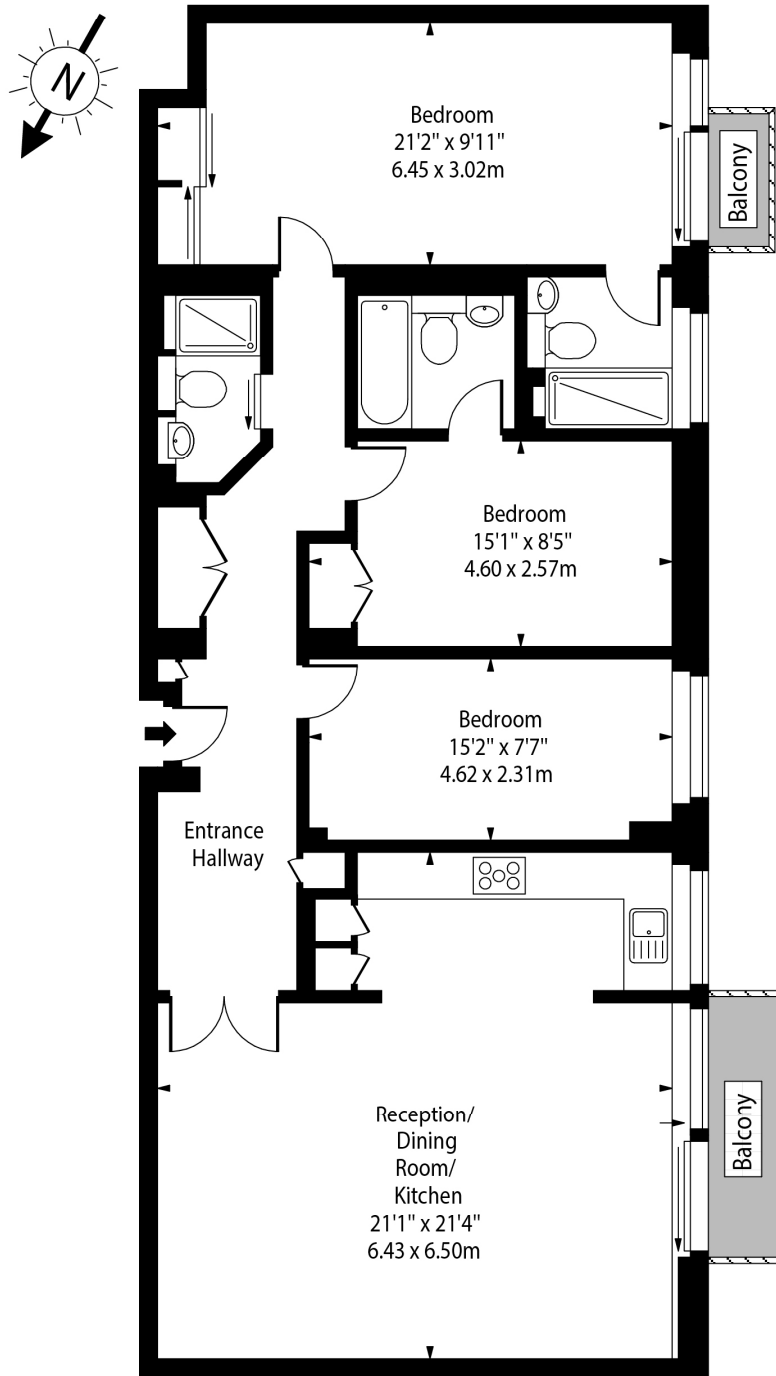
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Sheringham,  
St. John's Wood Park, NW8

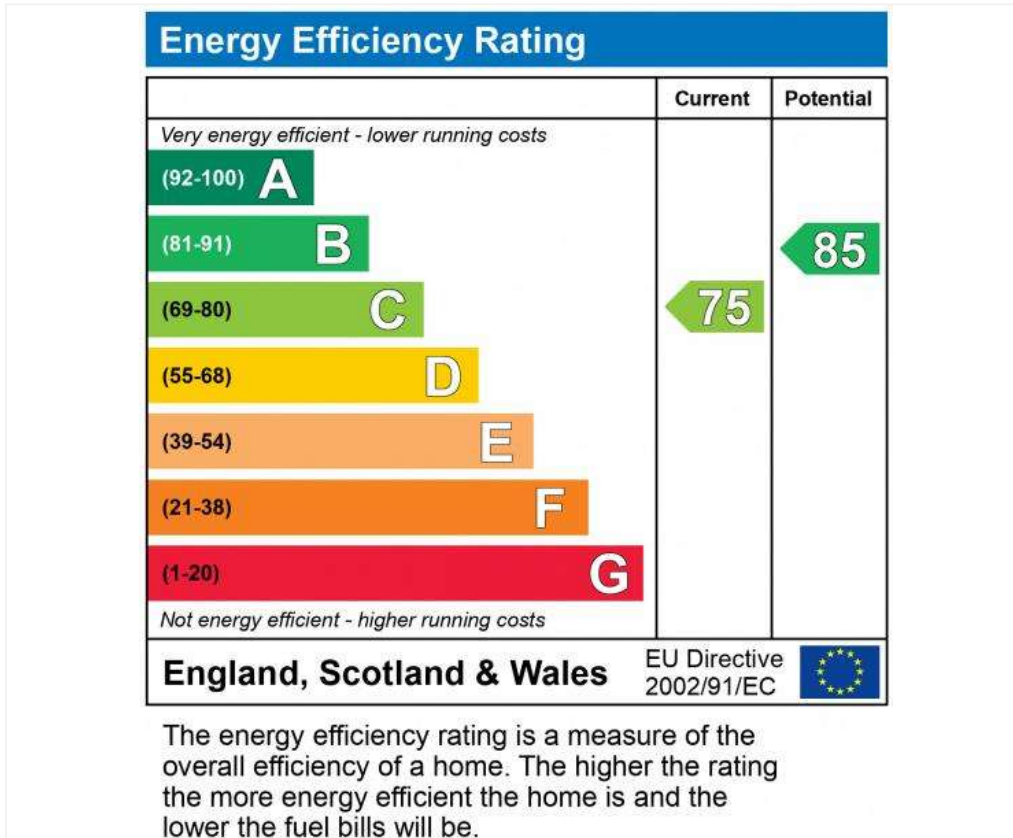


First Floor

Approx Gross Internal Area 1203 Sq Ft - 111.76 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.46642

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**Tenure:** Leasehold

**Term:** Expires - 21/11/2174

**Service Charge:** £13,168.46 per annum

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

**Council Tax Band:** G

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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