



## WILLIAM COURT, ST JOHN'S WOOD, LONDON, NW8 £2,000,000 LEASEHOLD

A beautiful and contemporary, three double bedroom family home, with a 23ft reception room plus an interconnecting 21ft dining room. This spacious property benefits from three en-suite bathrooms, bespoke fitted wardrobes, a separate kitchen, engineered oak herringbone wooden flooring and UPVC double glazed windows. This secure, portered development is conveniently less than half a mile away from Lord's Cricket Ground not to mention both St John's Wood High Street and Underground Station (Jubilee Line). Furthermore, this property is offered for sale, with no onward chain.

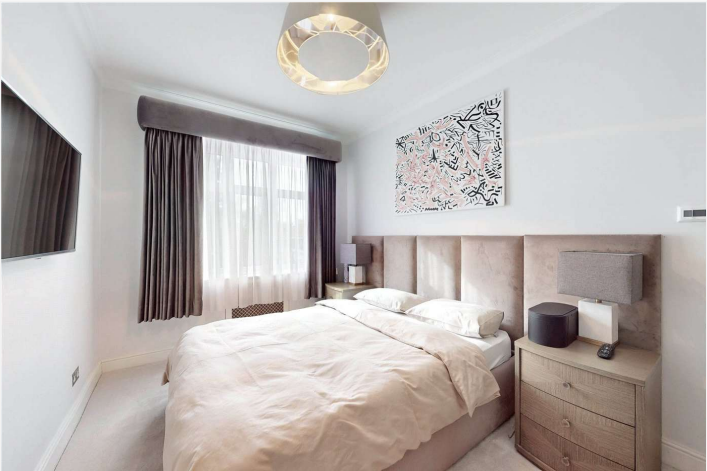
Principal Bedroom with En-Suite Shower Room and Walk In Wardrobe | Second Bedroom with En-Suite Bathroom | Third Bedroom with En-Suite Shower Room | Separate Kitchen | Reception Room | Dining Room | Guest WC | Passenger Lifts | Communal Garden | Leasehold

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William Court, Hall Road, London, NW8

Total Gross Area: 1496 ft<sup>2</sup> ... 139.0 m<sup>2</sup>

C.H : Ceiling Height

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** Expires - 25/03/2122

**Service Charge:** £15,099.32 per annum

**Ground Rent:** £375 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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