



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

£1,925,000 *Leasehold*

3  2  3 

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.



Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk



KEY FEATURES

- 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



MATERIAL INFO

Tenure: Leasehold

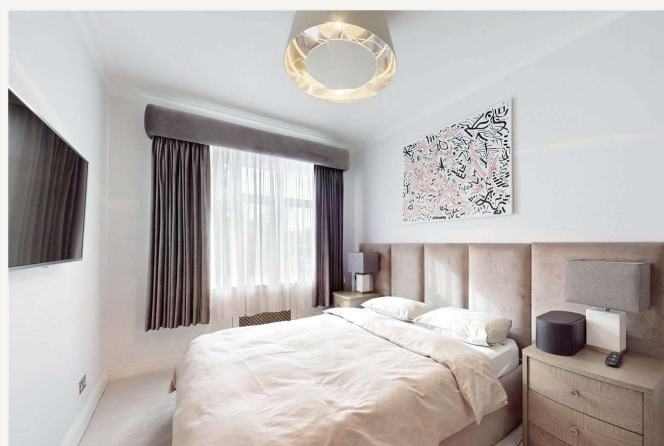
Lease Expiry Date: 25/03/2122

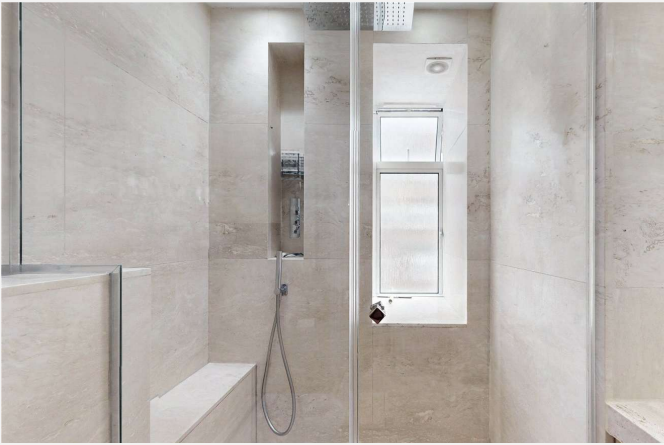
Service Charge: £15,099.32 per annum

Ground Rent: £375 Annually (subject to increase)

Council Tax Band: G

EPC rating: D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	83 B
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/SJD250150>



William Court, Hall Road, London, NW8

Total Gross Area: 1496 ft² ... 139.0 m²

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

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

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.