



SHERINGHAM, ST JOHN'S WOOD, LONDON, NW8 £1,750,000 LEASEHOLD

A spacious, three-bedroom apartment (1333 sq ft GIA) with two bathrooms, and two private balconies, located on the 10th floor of this prestigious, portered development. The property further benefits from a secure garage, residents' parking and fantastic far-reaching views towards Central London. This wonderful development, benefits from 24hr porterage along with communal heating and hot water. Both St John's Wood High Street and Underground Station (Jubilee Line) are less than half a mile away, whilst Lord's Cricket Ground, Primrose Hill and Regent's Park are all within a one-mile radius. Offered for sale with no onward chain.

Three Bedrooms | Two Bathrooms | Two Private Balconies | Portered Development | Secure Garage | Residents' Parking | Communal Heating & Hot Water | Passenger Lifts

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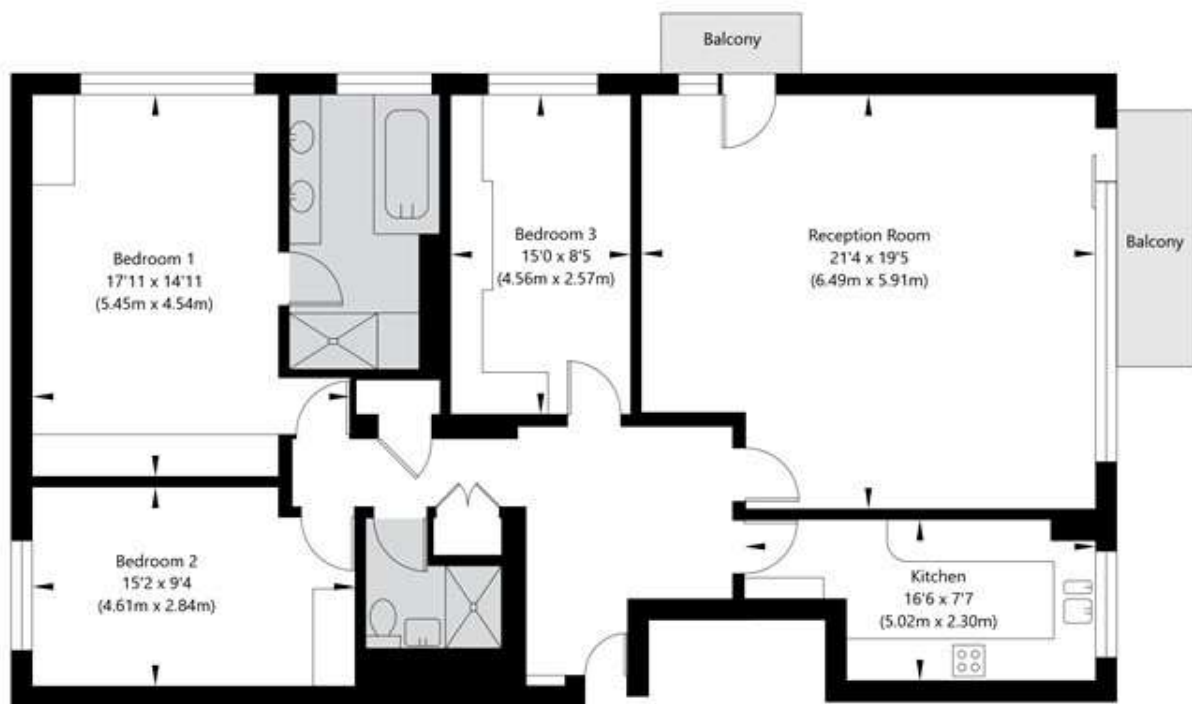
for every step...

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Sheringham, Queensmead, London NW8 6RB

10th Floor
GROSS INTERNAL FLOOR AREA
APPROX. 123.83 SQ M / 1333 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 123.83 SQ M / 1333 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Expires - 21/11/2174

Service Charge: £17,585.40 per annum which includes heating, hot water and reserve fund contributions

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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