



## Oslo Court, St John's Wood, London, NW8

£640,000 *Leasehold*



A recently renovated, one bedroom apartment with modern features throughout. The property benefits from bespoke fitted cupboards (all soft closing) and storage with LED lighting as well as a private balcony (with lighting) a semi open-plan, fully-fitted bespoke kitchen with under cabinet LED strip lighting. Further benefits include a 'wood-effect' ceramic tiled floor, which is easy to maintain and clean and a new bathroom with rainfall head shower and LED spotlights. This charming art-deco 1930's development is less than half a mile away from both St John's Wood High Street and Underground Station (Jubilee Line) and directly opposite the wonderful, leafy Regent's Park. Further benefits include a 24hr portage, communal hot water and heating system and a passenger lift.



**Winkworth St John's Wood**

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## KEY FEATURES

- Principal Bedroom
- Bathroom
- Open Plan Kitchen/Reception Room
- Private Balcony
- 24hr Portage
- Passenger Lift
- Communal Heating and Hot Water
- Leasehold



## MATERIAL INFO

**Tenure:** Leasehold

**Lease Expiry Date:** 25/12/2163

**Service Charge:** £5,479.9 per annum

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

**Council Tax Band:** E

**EPC rating:** C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

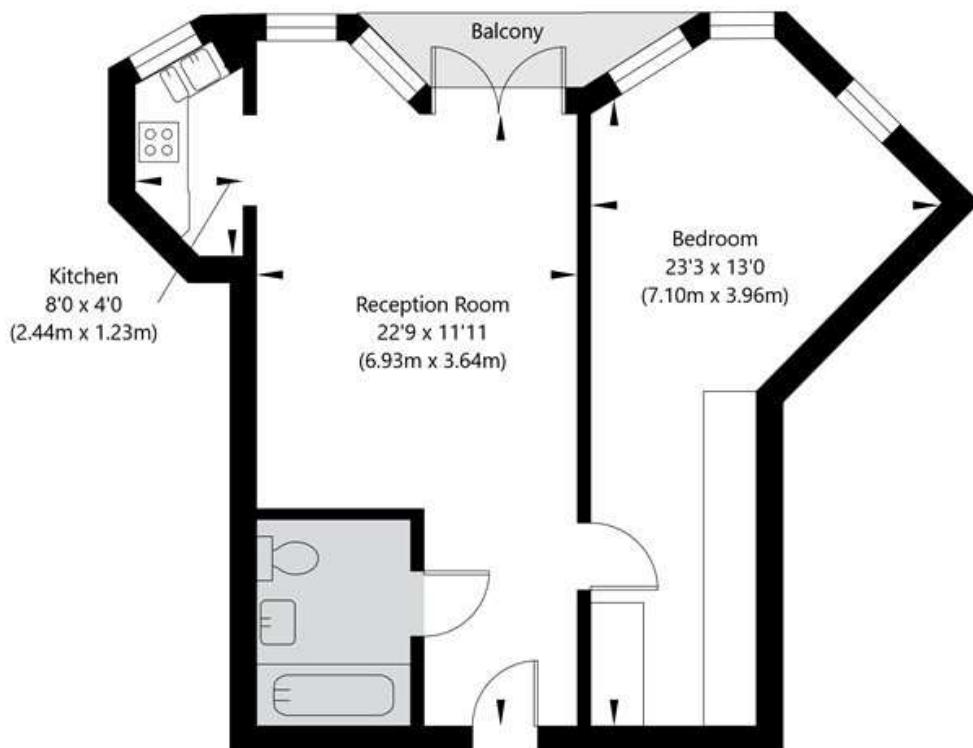
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<https://www.winkworth.co.uk/sale/property/SJD250282>

Oslo Court, Prince Albert Road, London NW8 7EN

Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 48.81 SQ M / 525 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 48.81 SQ M / 525 SQ FT  
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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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