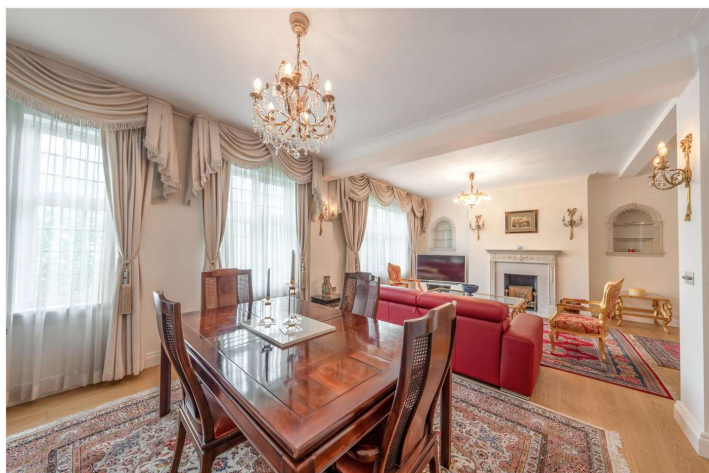




WELLINGTON ROAD, ST JOHN'S WOOD, LONDON, NW8 £1,695,000 SHARE OF FREEHOLD

A wonderful, three double-bedroom, third-floor apartment which benefits from a triple-fronted reception/dining area, a fully fitted Italian kitchen with quartz countertops, Miele appliances and three bathrooms (two en-suite) with Porcelanosa tiles. Furthermore, the property has high ceilings, independent heating, bespoke fitted wardrobes and oak engineered wooden flooring throughout. This secure, portered development benefits from communal hot water and is located less than 100 metres away from both St John's Wood High Street and Underground Station (Jubilee Line). Lord's Cricket Ground, Regent's Park and Primrose Hill are all within a one-mile radius and the property is available to purchase with no onward chain.

Principal Bedroom with En-Suite Bathroom | Second Bedroom with En-Suite Shower Room | Third Bedroom | Shower Room | Separate Kitchen | Reception/Dining Room | Passenger Lift | Portage | Communal Hot Water

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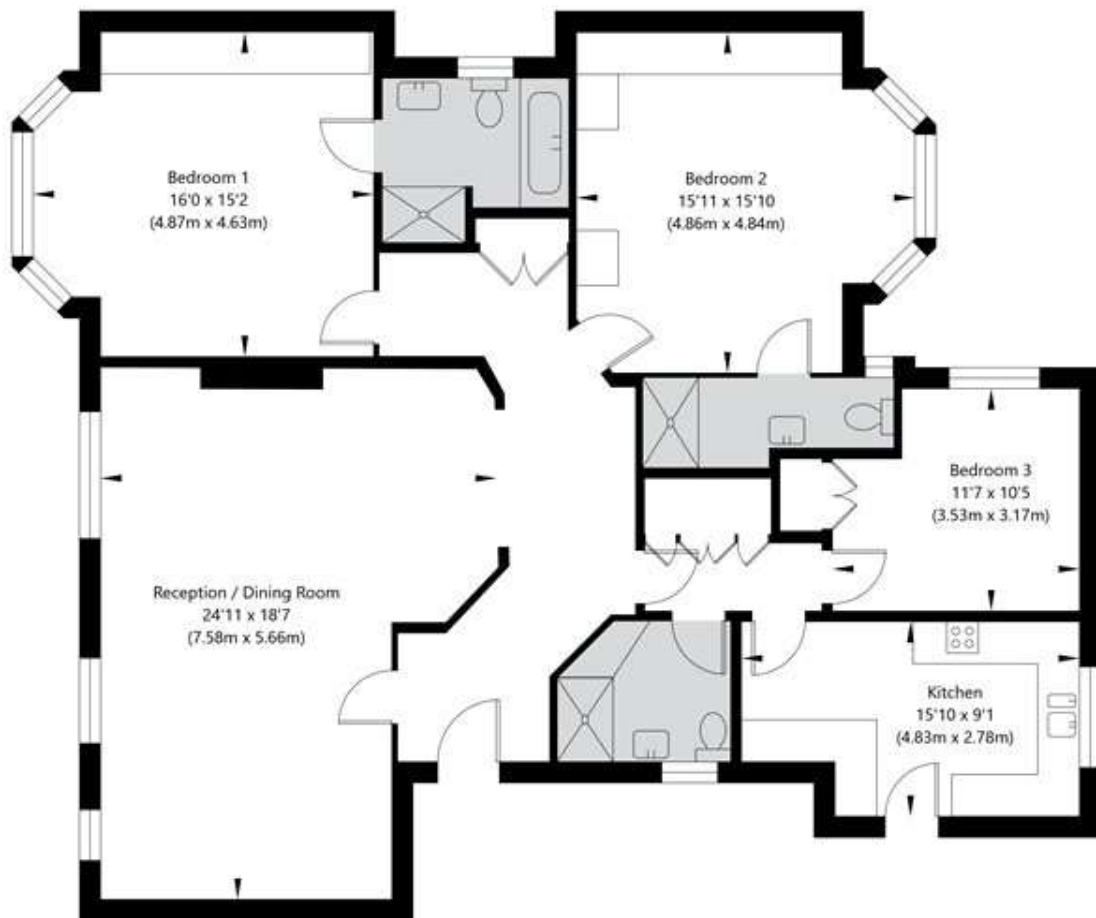
for every step...

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Wellington Court, 55-67 Wellington Road, NW8 9TB

Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 142.37 SQ M / 1532 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 142.37 SQ M / 1532 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.

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

Tenure: Share of Freehold

Term: Expires - 14/03/2164

Service Charge: £20422.12 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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St John's Wood | 103-104 St. Johns Wood Terrace, London, NW8 6PL | 020 7586 7001 | stjohnswood@winkworth.co.uk

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