



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

£795,000 *Leasehold*

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A recently renovated, two double bedroom, two-bathroom apartment, with an allocated underground parking space, which further benefits from a study area, a bespoke fitted kitchen, engineered oak wooden flooring with underfloor heating, inset LED spotlights and a modern decor throughout. This delightful property is located on the second floor of this popular, portered development, which is located opposite Lord's Cricket Ground. Furthermore, St John's Wood High Street and Underground Station (Jubilee Line) in addition to Regent's Park are all within a one-mile radius of the property.



Winkworth St John's Wood

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KEY FEATURES

- Principal Bedroom with En-Suite Bathroom
- Second Bedroom
- Family Bathroom
- Separate Kitchen
- Reception Room
- Passenger Lift
- Allocated Underground Parking Space
- 24hr Portage
- Leasehold



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 29/12/2113

Service Charge: £8,364.97 per annum

Service Charge Note: includes reserve fund contributions

Ground Rent: £320 Annually (subject to increase)

Council Tax Band: G

EPC rating: B



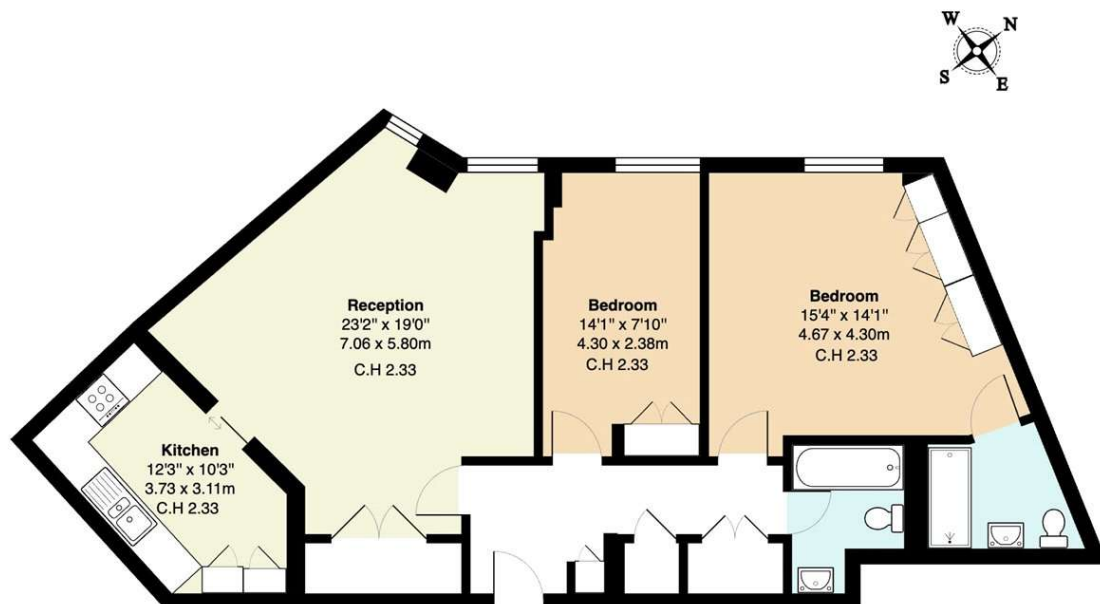


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 84 B | 84 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD250206>



2nd Floor

Blazer Court, St. Johns Wood Road, NW8

Total Gross Area: 911 ft² ... 84.6 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.

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