



CARRICK YARD, ST JOHN'S WOOD, NW8 £1,275,000 LEASEHOLD

A spacious three-double bedroom apartment, with two bathrooms and an allocated parking space, located on the fourth-floor of this modern development which was newly built in 2023. The property benefits from open-plan entertaining, a private terrace, comfort cooling to the main bedroom and reception room, as well as partial oak engineered flooring which further benefits from under-floor heating. The kitchen is fully fitted with bespoke two-tone matte finish cabinets, stone counter-tops and Siemens appliances. The bedrooms are fully carpeted and have fitted wardrobes. This development includes a meeting room and a 'work-hub', and is located less than half a mile away from Marylebone Station (Railway and Bakerloo Line). St John's Wood High Street and Underground Station (Jubilee Line) are just over one mile away.

Principle Bedroom with En-Suite Shower Room | Two Further Bedrooms | Family Bathroom | Open Plan Kitchen/Reception Room | Private Balcony | Passenger Lift | Meeting Room and Work Hub Facilities | Leasehold

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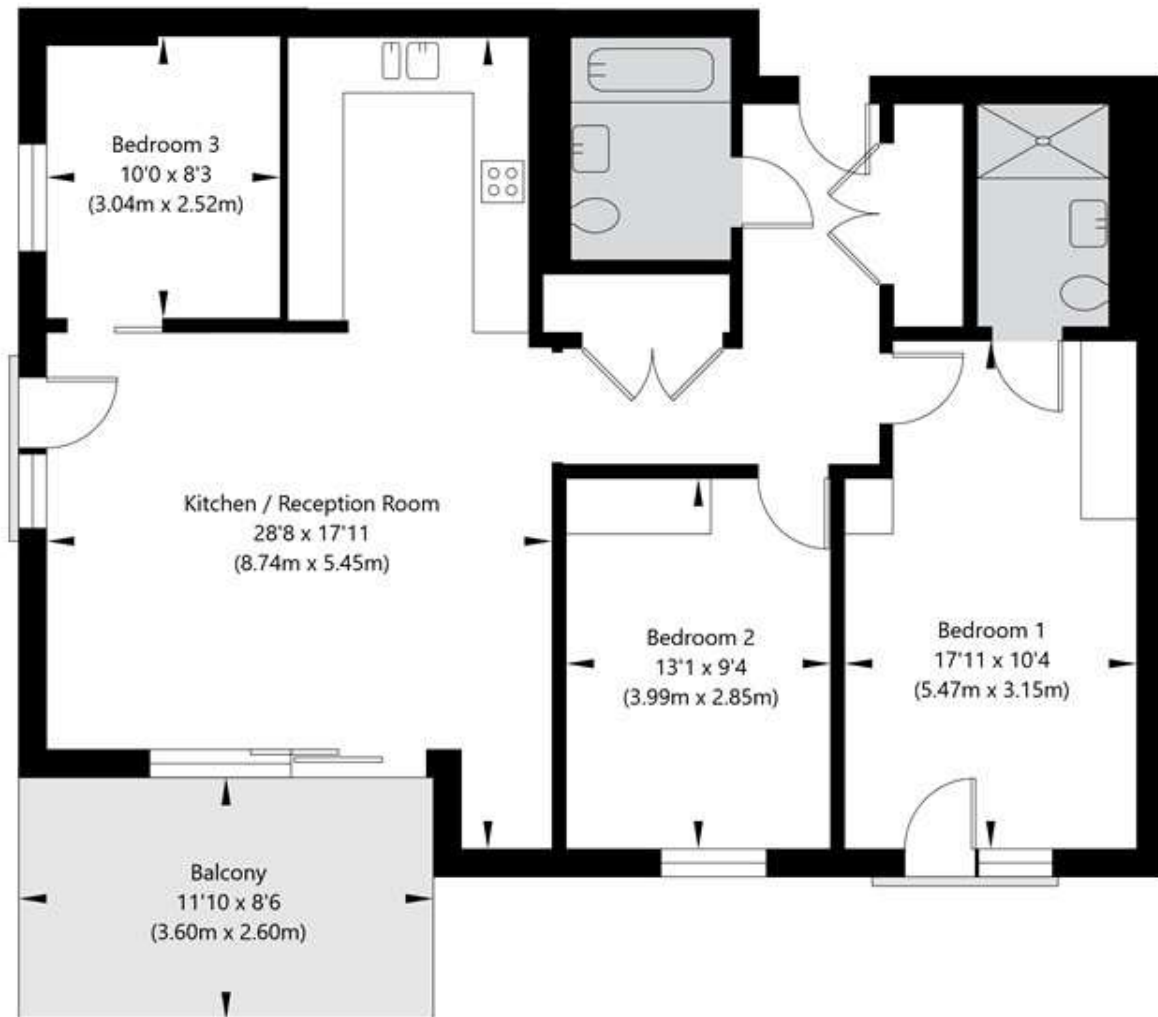
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Carrick Yard, 3 Fisherton Street, London NW8 8FS

Fourth Floor
GROSS INTERNAL FLOOR AREA
APPROX. 94.78 SQ M / 1020 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 94.78 SQ M / 1020 SQ FT
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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		

Tenure: Leasehold

Term: Expires - 01/10/2269

Service Charge: £6,411.8 per annum

Ground Rent: £0 Annually

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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