



Walsingham, St John's Wood, London, NW8

£1,800,000 Leasehold



A remarkable three-bedroom property which has been beautifully renovated to a high-standard throughout. The property further benefits from floor-to-ceiling patio doors in the main reception area, which open out on to a private balcony. There are two bathrooms (one en-suite) plus a guest WC, with all bedrooms benefitting from bespoke Italian fitted wardrobes and the master bedroom has the added advantage of an additional private balcony. This property is located on the fourth-floor of this very reputable, portered development, with residents' parking and a private garage. The newly landscaped St John's Wood High Street and Underground Station is less than half a mile away with both Lord's Cricket Ground and Regent's Park less than one mile away.



Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk



KEY FEATURES

- Three Bedrooms
- Two Bathrooms (One En-Suite)
- Reception Room
- Kitchen
- Guest WC
- Two Private Balconies
- Lift Access
- Portage
- Leasehold



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 21/11/2174

Service Charge: £13,035 per annum

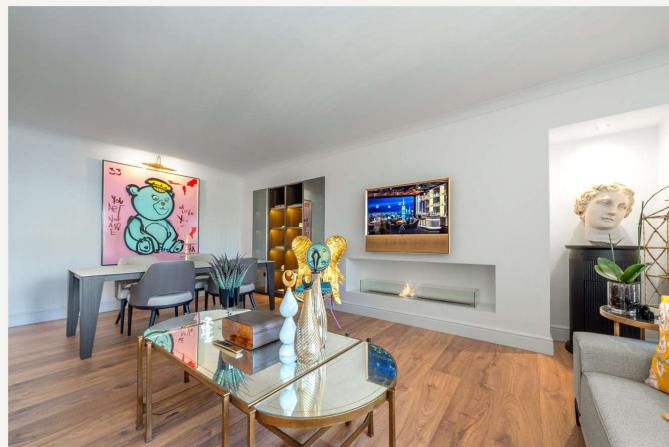
Service Charge Note: Includes Reserve Fund Contribution and Heating & Hot Water Contribution of £2,806 per annum

Ground Rent: £125 Annually (subject to increase)

Council Tax Band: G

EPC rating: C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

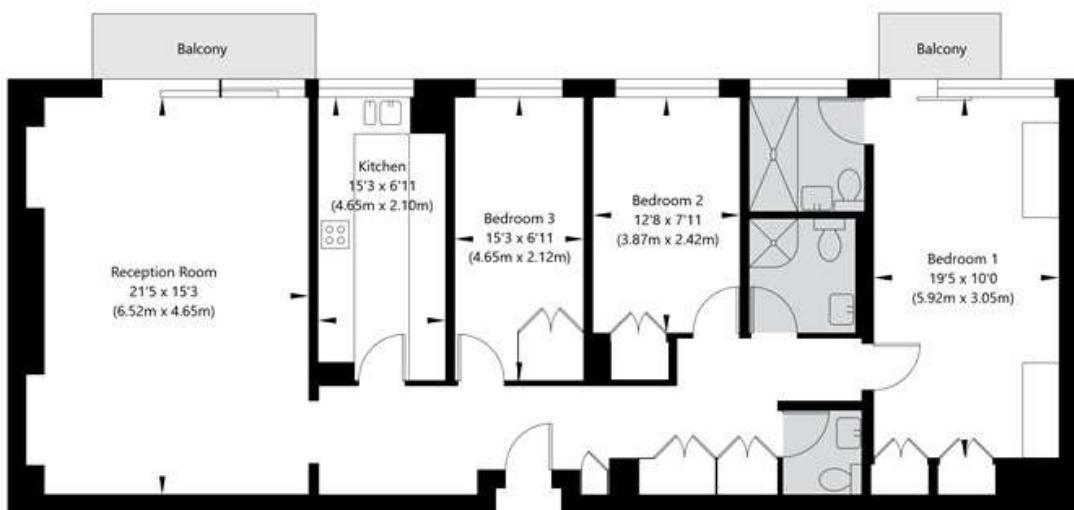


<https://www.winkworth.co.uk/sale/property/SJD240232>

St Johns Wood Park, London NW8 6RH



Fourth Floor
GROSS INTERNAL FLOOR AREA
APPROX. 115.30 SQ M / 1242 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 115.30 SQ M / 1242 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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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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