



## BLAZER COURT, ST JOHN'S WOOD, LONDON, NW8 £735,000 LEASEHOLD

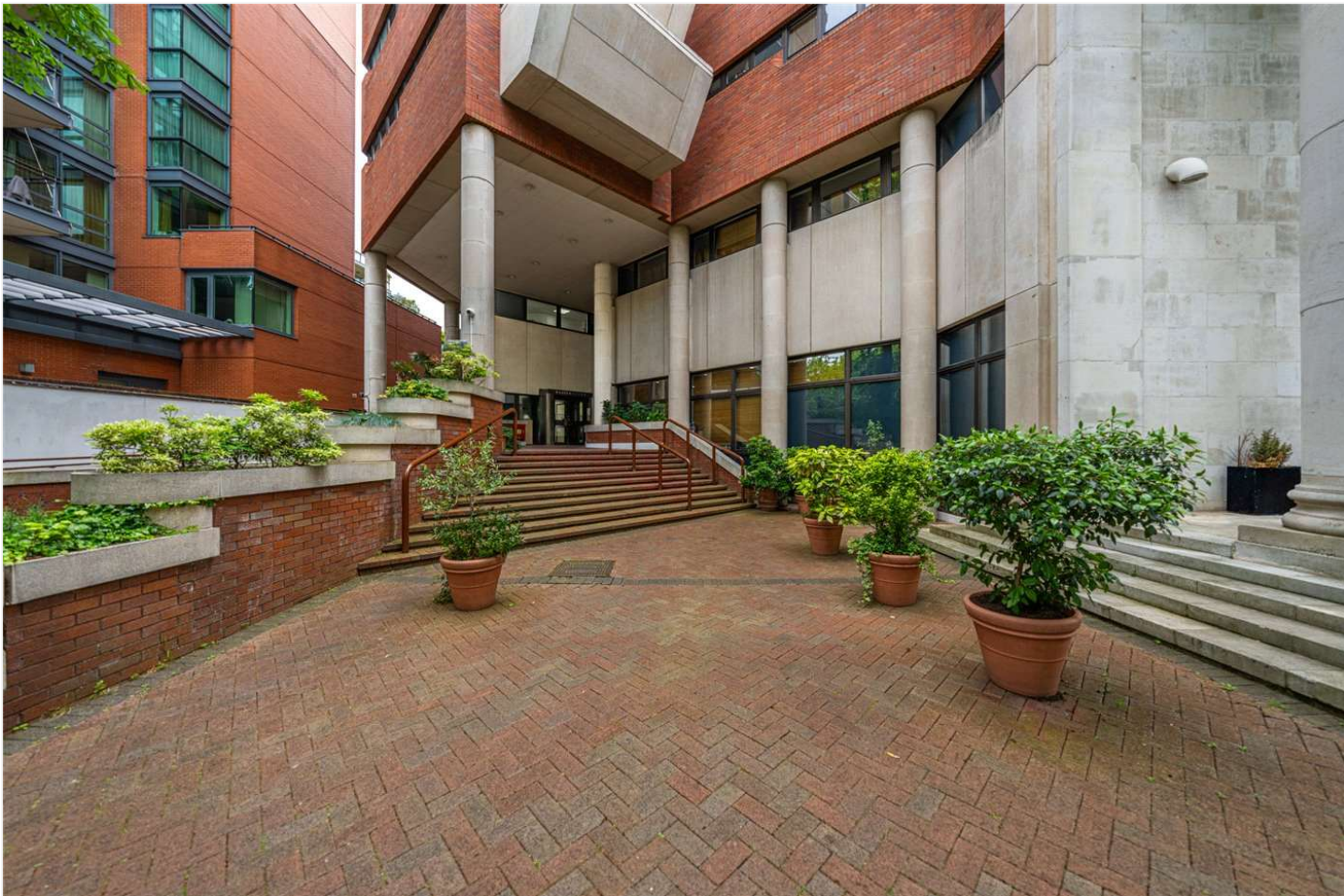
We are pleased to present this spacious two double bedroom apartment, located on the second floor of this secure portered development. The property benefits from an allocated underground parking space, a private balcony, engineered oak wooden flooring throughout, an open-plan kitchen and two shower rooms (one which is en-suite). This modern development is conveniently located opposite Lord's Cricket Ground as is less than one mile away from St John's Wood High Street and Underground Tube Station (Jubilee Line) in addition to both Regent's Park and Primrose Hill.

Two Bedrooms | Two Shower Rooms | Open Plan Kitchen | Balcony | Allocated Underground Parking | Portage | Lift Access | Leasehold

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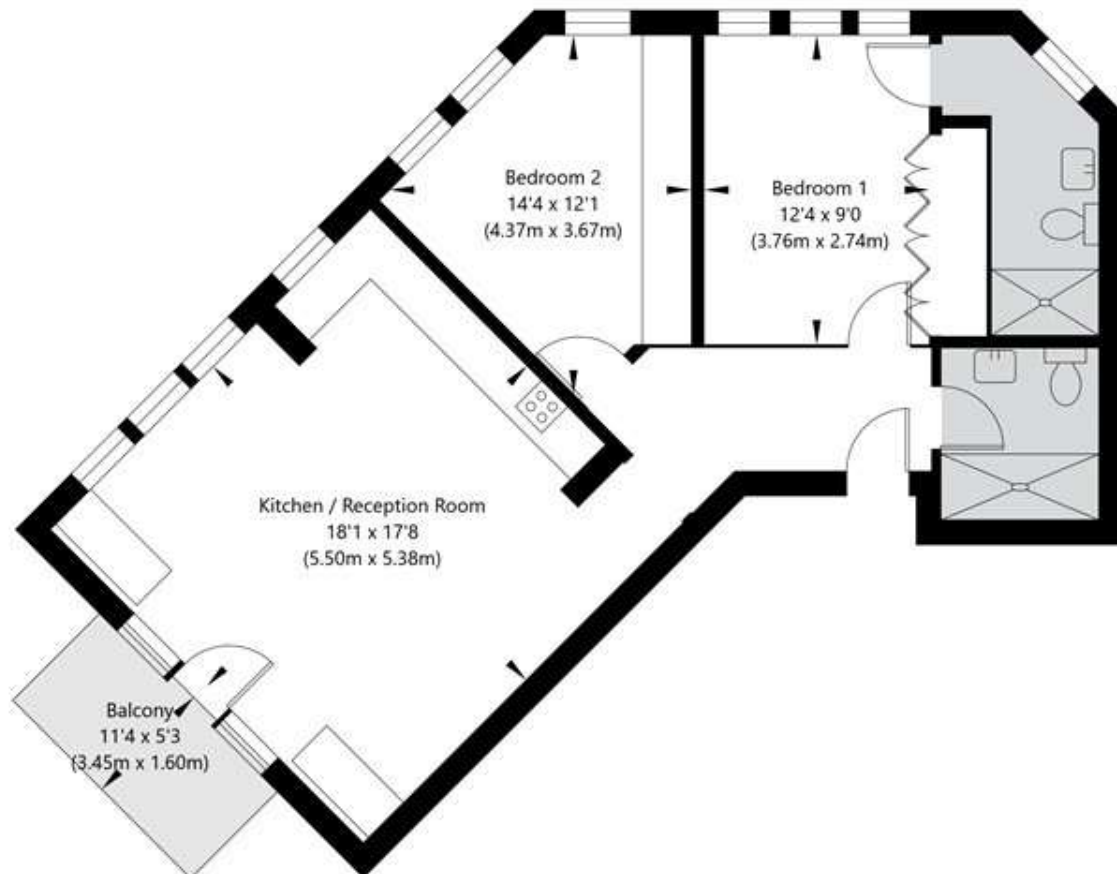
for every step...

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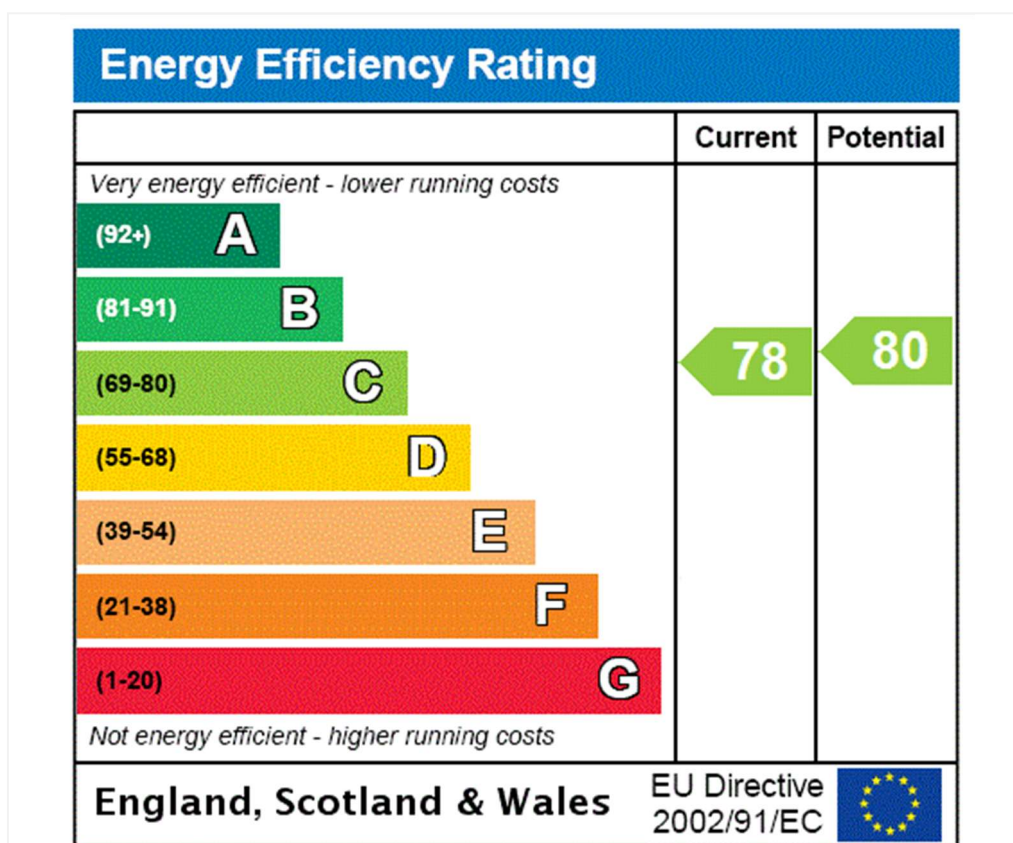
Blazer Court, St John's Wood Road, London, NW8 7JY

Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 70.11 SQ M / 755 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 70.11 SQ M / 755 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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**Tenure:** Leasehold

**Term:** Expires - 01/01/2114

**Service Charge:** £12,212.78 per annum

**Ground Rent:** £320 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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